Box 36

QUITCLAIM DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24TH DAY OF NOVEMBER, 2021.

NOTARY PUBLIC

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 07, 2024

Karen Johnson Davidson County
Batch# 762501 DEEDQC
11/29/2021 03:50:07 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20211129-0157446

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
200 Fourth Avenue North
Nashville, TN 37219-0375

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Metropolitan Government of Nashville and Davidson County, Tennessee for and on behalf of the Metropolitan Board of Public Education 2601 Bransford Ave Nashville, TN 37204	SAME ADDRESS AS NEW OWNER	187-00-0-001.00 (PART OF)

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, McGowan Family Limited Partnership, a Tennessee Limited Partnership **("Grantor")**, by these presents, quitclaims, grants and conveys unto the Metropolitan Government of Nashville and Davidson County for and on behalf of the Metropolitan Board of Public Education **("Grantee")**, its successors and/or assigns, all its right, title and interest in and to the following tract of land in Davidson County, State of Tennessee, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand on this the 24th day of November, 2021.

McGowan Family Limited Partnership,
a Tennessee Limited Partnership

By: McGowan Investments, Inc., a
Tennessee Corporation,
its General Partner

BY: _____
David C. McGowan, Jr., President

STATE OF TENNESSE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for the state and county aforesaid, David C. McGowan, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of McGowan Investments, Inc., which entity is a General Partner of McGowan Family Limited Partnership, a Tennessee limited partnership, the within named bargainor, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as General Partner in his capacity as President of McGowan Investments, Inc.

Witness my hand, at office, on November, 24, 2021.

_____
NOTARY PUBLIC

My Commission Expires: _____

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 07, 2024

Exhibit "A"
Property Description
Portion of McGowan Family Limited Partnership Property

Prepared by: Anderson, Delk, Epps & Associates, Inc.
618 Grassmere Park Drive, Suite 4
Nashville, Tennessee 37211

BEING a 15.915 more or less acre tract of land located in the 31st Council District of Davidson County, Tennessee, and being a portion of the property conveyed to McGowan Family Limited Partnership as evidenced by deed of record in Instrument Number 20171002-0100719, Register's Office Davidson County, Tennessee, and being more particularly described according to a survey by Anderson, Delk, Epps & Associates, Inc., Mark E. Lowrance, Tennessee Registered Land Surveyor No. 1660, dated February 26, 2020, as follows:

STARTING at a ½" rebar found on the northerly margin of Burkitt Road (55' Right-of-Way), said point being the most southeasterly corner of the Gary L. Price, Jr. and Deborah A. Evans Property of record in Instrument No. 20160303-0020428, Register's Office Davidson County, Tennessee, and the most southwesterly corner of the Regent Homes, LLC property of record in Instrument No. 20190322-0026352, Register's Office Davidson County, Tennessee;
Thence with the easterly line of said Price and Evans Property, and the westerly line of said Regent Homes Property,
North 08 Degrees 26 Minutes 54 Seconds East a distance of 888.08 feet to a ½" rebar (old);
Thence North 01 Degrees 42 Minutes 22 Seconds East a distance of 212.76 feet to a ½" rebar (old);
Thence with the northerly line of said Price and Evans Property, North 81 Degrees 49 Minutes 26 Seconds West a distance of 200.01 feet to a point; Thence continuing North 81 Degrees 18 Minutes 36 Seconds West a distance of 229.46 feet to a ½" rebar (old); Thence with the northerly line of the Kimberly & Timothy Weddle Property of record in Instrument No. 20091106-0103011, Register's Office Davidson County, Tennessee, South 81 Degrees 33 Minutes 41 Seconds West a distance of 115.27 feet to a ½" rebar (old); Thence with the easterly line of the Kelly Anne Amoroso Property of record in Instrument No. 20140815-0074040, Register's Office Davidson County, Tennessee, the following three calls:
North 06 Degrees 57 Minutes 50 Seconds East a distance of 101.14 feet to a ½" rebar (old);
Thence North 06 Degrees 22 Minutes 32 Seconds East a distance of 523.82 feet to a ½" rebar (old);
Thence North 15 Degrees 12 Minutes 30 Seconds East a distance of 172.25 feet to a point;
Thence with the easterly line of the Russel L. Fuller Property of record in Deed Book 10591 page 849, Register's Office Davidson County, Tennessee, North 15 Degrees 12 Minutes 30 Seconds East a distance of 657.68 feet to a ½" rebar (old); Thence with the easterly line of the Jerry D. Craven Property of record in Instrument No. 20000414-0037870, Register's Office Davidson County, Tennessee, North 16 Degrees 09 Minutes 02 Seconds East a distance of 139.50 to an iron pin set this survey (1/2" rebar with cap "Anderson-Delk"), the **POINT OF BEGINNING;**

Thence continuing with the easterly line of said Craven Property, North 16 Degrees 09 Minutes 02 Seconds East a distance of 79.28 feet to a ½" rebar (found); Thence with the easterly line of Lot 1 on the plan of Buchanan Subdivision, of record in Plat Book 5200, page 311, Register's Office Davidson County, Tennessee, North 15 Degrees 31 Minutes 20 Seconds East a distance of 206.73 feet to a ½" rebar (found); Thence with the easterly line of Lot 2 on the plan of Buchanan Subdivision, Section Two, of record in Plat Book 6050 page 143, Register's Office Davidson County, Tennessee, North 40 Degrees 57 Minutes 13 Seconds East a distance of 163.10 feet to a ½" rebar (found); Thence with the easterly line of Lot 1 on said plan of Buchanan Subdivision, Section Two, North 31 Degrees 48 Minutes 02 Seconds East a distance of 23.56 feet to a ½" rebar (found); thence continuing North 14 Degrees 31 Minutes 02 Seconds East a distance of 201.13 feet to a ½" rebar (found);

Thence with the easterly line of the Zia U. Wahid Property of record in Instrument No. 20150102-0000218, Register's Office Davidson County, Tennessee, North 11 Degrees 46 Minutes 36 Seconds East a distance of 22.76 feet to an iron pin set (½" rebar with cap "Anderson-Delk", which shall apply to all further references to "iron pin set");
Thence leaving the easterly line of said Wahid Property, and with a new line, severing said McGowan Family L.P. Property, the following ten calls;
South 76 Degrees 45 Minutes 45 Seconds East a distance of 454.91 feet to an iron pin set;
Thence South 46 Degrees 19 Minutes 10 Seconds East a distance of 448.59 feet to an iron pin set;
Thence South 10 Degrees 34 Minutes 35 Seconds West a distance of 529.10 feet to an iron pin set;
Thence South 68 Degrees 35 Minutes 00 Seconds West a distance of 224.54 feet to an iron pin set;
Thence North 72 Degrees 07 Minutes 00 Seconds West a distance of 115.12 feet to an iron pin set;
Thence with a curve to the left having a radius of 879.47 feet through a central angle of 03 Degrees 55 Minutes 26 Seconds, an arc length of 60.23 feet, a chord bearing and distance of North 14 Degrees 57 Minutes 40 Seconds East, 60.22 feet to an iron pin set;
Thence North 72 Degrees 07 Minutes 00 Seconds West a distance of 188.45 feet to an iron pin set;
Thence with a curve to the right having a radius of 301.99 feet through a central angle of 03 Degrees 28 Minutes 28 Seconds, an arc length of 18.31 feet, a chord bearing and distance of South 12 Degrees 10 Minutes 24 Seconds West, 18.31 feet to a point;
Thence North 76 Degrees 26 Minutes 17 Seconds West a distance of 313.15 feet to an iron pin set;
Thence North 37 Degrees 04 Minutes 44 Seconds West a distance of 217.63 feet to the point of beginning, containing 693,236 Square Feet or 15.915 Acres, more or less.

Being a portion of the property conveyed to McGowan Family Limited partnership as evidenced by deed of record in Instrument Number 20171002-0100719, Register's Office Davidson County, Tennessee.