THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC
P. O. Box 527
885 Conference Drive, Suite 500
Goodlettsville, Tennessee 37070-0527

Karen Johnson Davidson County
Batch# 774357 DEEDQC
12/15/2021 02:54:46 PM 5 pgs
Fees: $37.00 Taxes: $0.00
20211215-0165955

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel
Two Mile Pike, LLC 406 Two Mile Pike Goodlettsville, Tennessee 37072	Same	P/O 02605013800 and P/O 02600000301

FOR AND IN CONSIDERATION of Zero Dollars ($0.00), cash in hand paid, the receipt of which is hereby acknowledged, **CITY OF GOODLETTSVILLE, a Tennessee municipal corporation,** by these presents, does hereby quitclaim and convey unto **TWO MILE PIKE, LLC, a Tennessee Limited Liability Company,** its successors and assigns, all its right, title and interest in and to the following described tract of land:

BEING A R.O.W. LYING WITHIN THE CITY OF GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE, TO BE CLOSED & ABANDONED MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CAPPED IRON ROD (SET) IN THE EAST MARGIN OF TWO MILE PIKE (A PUBLIC R.O.W.), SAID ROD BEING APPROXIMATELY 3,018 FEET SOUTHEAST FROM THE INTERSECTION OF LONG HOLLOW PIKE & TWO MILE PIKE AND ALSO BEING THE SOUTHWEST CORNER OF LOT NO. 4 OF A PLAT ENTITLED "FINAL PLAT SECTION 2 C&T SUBDIVISION" FILED AS PB.5210 - PG.275 R.O.D.C, TN.; THENCE WITH THE SOUTH LINE OF SAID LOT 4, N71°50'17"W 96.72' TO A CAPPED IRON ROD (SET) IN THE WEST MARGIN OF THE L&N RAILROAD; THENCE, WITH THE WEST MARGIN OF AFOREMENTIONED L&N RAILROAD S11°10'58"E 52.21' TO A CAPPED IRON ROD (SET), SAID ROD BEING A CORNER COMMON TO METRO TAX PARCEL NO. 02500000301 OWNED BY TWO MILE PIKE, LLC. AS EVIDENCED BY DEED OF CORRECTION INSTRUMENT NO. 20210122 0010157 R.O.D.C., TN.; THENCE WITH THE COMMON LINE OF SAID PARCEL S71°50'17" 93.00' TO A CAPPED IRON ROD (SET); THENCE, DEPARTING FROM THE COMMON LINE OF AFOREMENTIONED METRO TAX PARCEL NO. 02500000301, AND WITH THE EAST MARGIN OF AFORESAID TWO MILE PIKE N15°14'17"W 52.19' TO THE POINT-OF-BEGINNING CONTAINING 0.11 ACRES± ACCORDING TO A SURVEY PERFORMED BY CHAZEN ENGINEERING CONSULTANTS AND BEARING THE SURVEYORS' SEAL OF JOSHUA T. MORGAN (LICENSE NO. 2506) DATED NOVEMBER 9, 2021 WITH A PROJECT NUMBER OF 52169.00.

This property being a part of an unimproved section of the dedicated right-of-way commonly referred to as Frances Street, Goodlettsville, Davidson County, Tennessee, and having been abandoned pursuant to Ordinance No. 21-986 of the City of Goodlettsville, Tennessee, having passed on second (2nd) reading dated 03/11/2021. (See attached.) Survey of record in Instrument No. 20211215-0105955, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value whichever is greater, for this transfer is $-0-

Subscribed and sworn to before me
this 15th day of December, 2021.
My Commission Expires: _____ (Affix Seal)

Affiant

Notary Public

ALLISON BAKER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 06/26/2024

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS our hands this 15th day of December 2021, the bargaining parties, having caused our names to be signed hereto on said day and date.

CITY OF GOODLETTSVILLE,
A Tennessee Municipal Corporation

BY: _____
RUSTY TINNIN, Mayor

BY: _____
TIMOTHY J. ELLIS, City Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **RUSTY TINNIN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Mayor** (or other officer authorized to execute the instrument) of **CITY OF GOODLETTSVILLE,** the within named bargainor, a Tennessee Municipal Corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Mayor (or other authorized officer).

Witness my hand and official seal at Goodlettsville, this 15th day of December, 2021.

ALLISON BAKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-06-2024

Allison Baker
Notary Public

My Commission Expires: March 6, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **TIMOTHY J. ELLIS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **City Manager** (or other officer authorized to execute the instrument) of **CITY OF GOODLETTSVILLE**, the within named bargainor, a Tennessee Municipal Corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as City Manager (or other authorized officer).

Witness my hand and official seal at Goodlettsville, this 15th day of December, 2021.

ALLISON BAKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-06-2024

Allison Baker
Notary Public

My Commission Expires: March 6, 2024

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

ORDINANCE NO. 21-986

AN ORDINANCE TO CLOSE A SECTION OF RIGHT-OF-WAY AT THE TWO MILE PIKE AND FRANCES STREET INTERSECTION AND DESIGNATE AREA TO THE ADJACENT PROPERTY OWNER

WHEREAS, it has been discovered that a fifty (50') feet right-of-way existing between Two Mile Pike and the adjacent rail road tracks per the C & T Subdivision Section Two (2) Subdivision Plat recorded April 30, 1980 Davidson County Book 5210- Page 275; and,

WHEREAS, it is in the best interest of the City of Goodlettsville to abandon said right-of-way; and

WHEREAS, the Goodlettsville Planning Commission at the February 1, 2021 recommended closing the right-of-way.

NOW, THEREFORE, BE IT ORDAINED, BY THE BOARD OF COMMISSIONERS OF THE CITY OF GOODLETTSVILLE, TENNESSEE, AS FOLLOWS:

SECTION 1. That the City Manager of the City of Goodlettsville, Tennessee, is hereby authorized to enter into any and all documents necessary to abandon the right-of-way as defined on the C & T Subdivision Section Two (2) Subdivision Plat, demonstrated by "EXHIBIT A"

SECTION 2. This ordinance shall take effect fifteen (15) days from and after its final passage, the public welfare requiring it.

MAYOR RUSTY TINNIN

Passed: February 11, 2021

Passed: March 11, 2021

CITY RECORDER

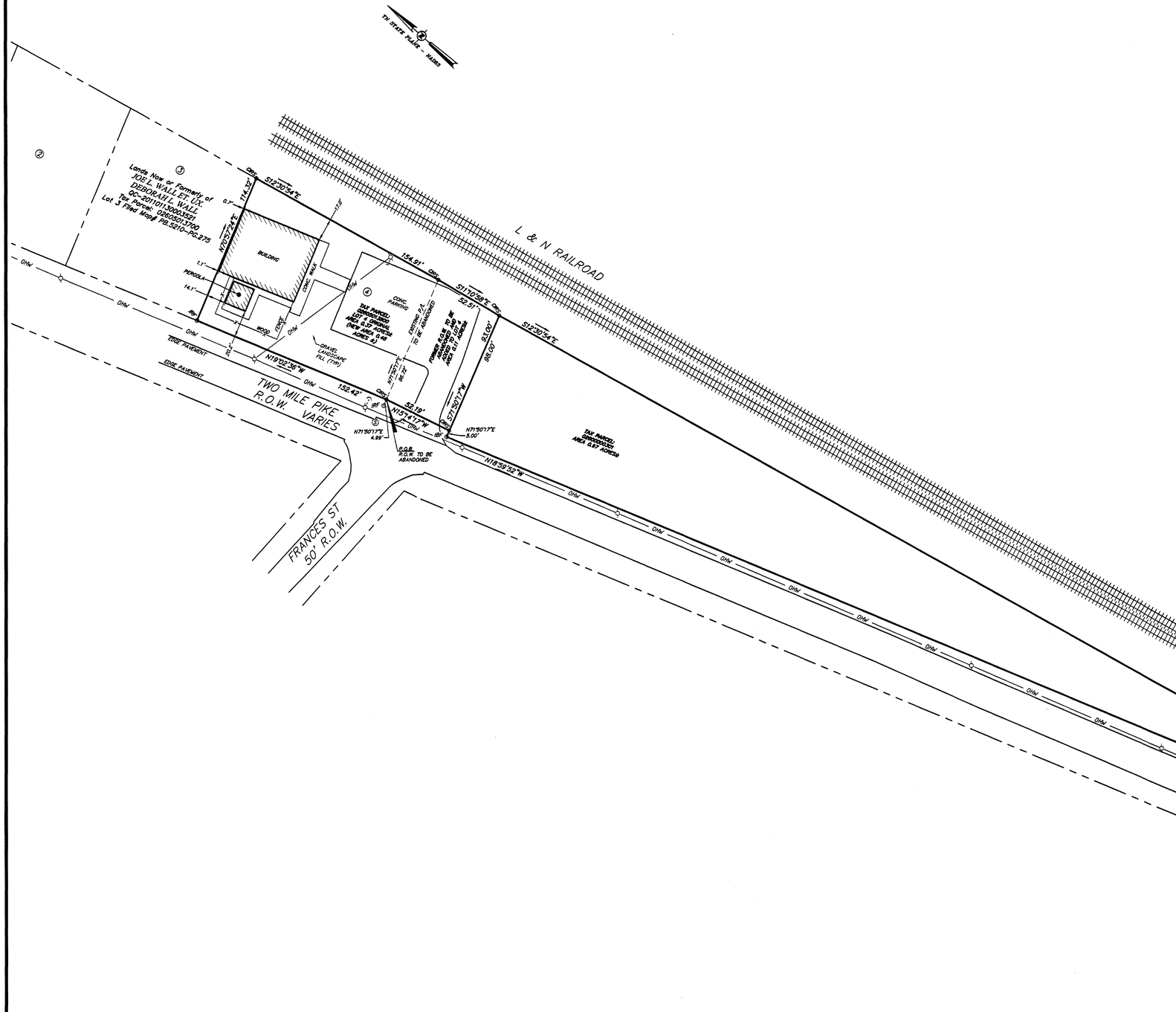
APPROVED AS TO LEGALITY AND FORM:

CITY ATTORNEY

Certified To Be A True And Exact Copy of The Original.

Allison Baker, City Recorder

12/13/21
Date



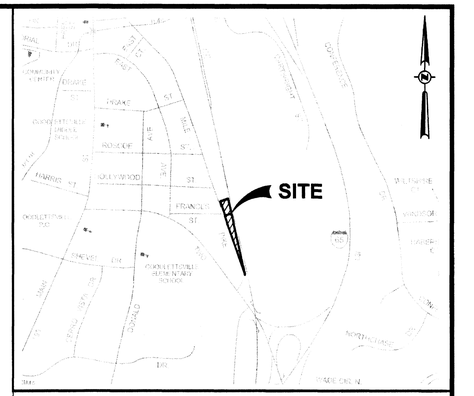
LEGEND:

EXISTING CONDITIONS:

- PROPERTY LINE NO PHYSICAL BOUNDS
- ADJACENT PROPERTY LINE
- EXISTING PROPERTY EASEMENT
- EXISTING BUILDING
- EXISTING FENCE
- EXISTING OVERHEAD WIRES

SYMBOLS:

- EXISTING IRON ROD FOUND
- EXISTING CAPPED IRON ROD
- EXISTING IRON BAR FOUND
- EXISTING SANITARY MANHOLE
- EXISTING GUY WIRE
- EXISTING UTILITY POLE
- EXISTING UTILITY POLE W/ LIGHT
- LOT NUMBER



VICINITY MAP

SCALE: 1"=1000'

NOTES:

1. SURVEYED WITHOUT THE BENEFIT OF A TITLE SEARCH, AND THEREFORE SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH SUCH–AS COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS, AND AGREEMENTS OF RECORD.
2. LOTS SUBJECT TO L&N RAIL ROAD CHARTER.
3. NORTH ORIENTATION & HORIZONTAL CONTROL ARE BASED UPON THE NORTH AMERICAN DATUM OF 1983 (NAD83 TN) AS DERIVED FROM ON SITE GNSS OBSERVATIONS DATED OCTOBER 10, 2021. BEARINGS SHOWN ARE REFERENCED TO THIS DATUM AND THEREFORE MAY NOT MATCH RECORDED BEARINGS.
4. NO UNDERGROUND UTILITIES ARE CERTIFIED BY THIS SURVEY

FILED MAP REFERENCE:

REFERENCE IS HEREBY MADE TO A PLAT ENTITLED "FINAL PLAT SECTION 2 C&T SUBDIVISION" AND FILED IN THE DAVIDSON COUNTY REGISTER OF DEEDS ON APRIL 28, 1980 AS PB.5210–PG.275.

DEED REFERENCE:

TAYLOR KOCH HAYDEN TO TWO MILE PIKE LLC, DATED DECEMBER 23, 2020 AND RECORDED IN THE DAVIDSON COUNTY REGISTER OF DEEDS AS INSTRUMENT NO. 20201231–0154932, AND AMENDED BY INSTRUMENT NO. 20210122–0010157, & INSTRUMENT NO. 20210122–0010158

TAX PARCEL DESIGNATION:

406 TWO MILE PIKE & 0 TWO MILE PIKE
CITY OF GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE
PARCEL ID(S): 02605013800 & 02600000301

FLOOD ZONE NOTE:

PARCELS ARE SHOWN TO LIE WITHIN FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF GOODLETTSVILLE, IDENTIFIED AS MAP NUMBER 47037C0129H BEARING AN EFFECTIVE DATE OF APRIL 5, 2017.

Tennessee811
KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG

40 0 40
SCALE IN FEET
1"=40'

0 1 2 3
ORIGINAL SCALE IN INCHES

ALL RIGHTS RESERVED. COPY OR REPRODUCTION OF THIS DRAWING OR DOCUMENT, OR ANY PORTION THEREOF, WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHAZEN ENGINEERING CONSULTANTS, LLC IS PROHIBITED. THIS DRAWING OR DOCUMENT IS NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT, APPLICATION AND SITUATION FOR WHICH IT WAS INTENDED. ANY MODIFICATION OF THIS DRAWING OR DOCUMENT, OR ANY USE FOR ANY PROJECT, APPLICATION OR SITUATION OTHER THAN THAT FOR WHICH IT WAS INTENDED, WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY TO CHAZEN ENGINEERING CONSULTANTS, LLC.

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I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON. SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE

JOSHUA T. MORGAN
REGISTERED LAND SURVEYOR
TENNESSEE
2506
JOSHUA T. MORGAN PLS 2506

Chazen
ENGINEERING CONSULTANTS
A Chazen Company
Civil Engineers
Land Surveyors
Planners
Environmental & Safety Professionals
Landscape Architects
Transportation Planners & Engineers

CHAZEN ENGINEERING CONSULTANTS, LLC
2416 21st Ave South (Suite 103) Nashville, Tennessee 37212 Phone: (615) 380–1359
1426 Williams Street (Suite 12) Chattanooga, Tennessee 37408 Phone: (423) 241–6575

New York Locations:
Hudson Valley Office: 21 Fox Street Poughkeepsie, New York 12601 Phone: (845) 454–3980
Capital District Office: 547 River Street Troy, New York 12180 Phone: (518) 273–0055
North Country Office: 20 Elm Street (Suite 110) Glens Falls, New York 12801 Phone: (518) 812–0513
Westchester NY Office: 1 North Broadway, Suite 803 White Plains, New York 10601 Phone: (914) 997–8510

rev.	date	description

406 TWO MILE PIKE

BOUNDARY SURVEY PREPARED FOR TWO MILE PIKE LLC.

CITY OF GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE

designed	checked
TCO	JTM
date	scale
11/9/21	1"=40'
project no.	
52169.00	
sheet no.	
SV1	

Drawing Name: Z:\projects\52100-52199\52169.00 – PBG Builders 406 Two Mile Pike\SVY\dwg\05-SVY_52169-00_406-TWO-MILE-PIKE.dwg
Xref's Attached: XBASE-SVY_52169-00
Date Printed: Nov 15, 2021, 1:10pm