Address New Owner:	Map-Parcel Number(s):	Send Tax Bills To:
STEM Preparatory Academy	p/o Map 106, Parcel 017.00	STEM Preparatory Academy 1102 Foster Ave Nashville TN 37210
This instrument prepared by: State of Tennessee, Department of General Services, 312 Rosa L. Parks Avenue, 24th Floor, Nashville, Tennessee 37243		

QUITCLAIM DEED

Transaction No. 15-09-014

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the **STATE OF TENNESSEE** ("Grantor") hereby transfers, conveys, sells, assigns, and quitclaims to **STEM PREPARATORY ACADEMY, A TENNESSEE PUBLIC NONPROFIT CORPORATION** ("Grantee"), Grantee's successors and assigns, any interest in the real property described [as follows] [in **Exhibit A** ("the Property"); provided that the Property is subject to the deed restrictions described below.

This conveyance is made and accepted subject to the conditions described in Exhibit B which is attached hereto and incorporated herein by reference, which will be binding upon the Grantee, its successors and assigns.

Being a portion of the property acquired by the State of Tennessee of record in Book 576, page 60, Register's Office Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 783112 DEEDQC
01/03/2022 11:04:58 AM 5 pgs
Fees: $28.00 Taxes: $7,770.00

20220103-0000348

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $ 2,100,000.00

Affiant

Subscribed and sworn to before me this 30 day of December, 2021.

Notary Public

My Commission Expires: July 3, 2023

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Transaction No. 15-09-014

IN WITNESS WHEREOF, the Grantor has executed this Deed this 21st day of December, 2021.

GRANTOR:

STATE OF TENNESSEE

By: Christi W. Branscom
Christi Branscom, Commissioner of the
Department of General Services

APPROVED:

Herbert H. Slatery III
Herbert H. Slatery III, Attorney General
and Reporter

Bill Lee
Bill Lee, Governor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public for Davidson County, Christi Branscom, Commissioner of the Department of General Services of the State of Tennessee, with whom I am personally acquainted and who, upon oath, acknowledged that she is the Commissioner of the Department of General Services, and that she as such Commissioner, being authorized so to do, executed the foregoing instrument for the purposes contained therein by signing the name of the State of Tennessee by herself as Commissioner.

Witness my hand and seal at office this 7 day of December, 2021.

Hailey B. Harris
Notary Public

HAILEY BROOKE HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires JULY 17, 2023

My Commission Expires: July 17, 2023

Transaction No. 15-09-014

Exhibit A
Legal Description

BEING A TRACT OF LAND LYING IN THE 17th COUNCIL DISTRICT OF DAVIDSON COUNTY, NASHVILLE, TENNESSEE. SAID TRACT BEING A PORTION OF THE STATE OF TENNESSEE - TPS PROPERTY AS RECORDED IN BOOK 576, PAGE 60 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE (RODC,TN), BEING BOUNDED ON THE WEST BY THE EASTERLY MARGIN OF FOSTER AVENUE, BOUNDED ON THE NORTH BY THE METROPOLITAN BOARD OF PUBLIC EDUCATION AS OF RECORD IN INSTRUMENT No. 20140225-0016094 (RODC,TN), AND BOUNDED ON THE EAST, AND SOUTH BY THE REMAINING STATE OF TENNESSEE - TPS PROPERTY. TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
POINT OF BEGINNING BEING A SET IRON ROD WITH CAP IN THE EASTERLY MARGIN OF FOSTER AVENUE, SAID IRON ROD WITH CAP BEING LOCATED NORTH 05°32'16" EAST, 655.51 FEET FROM AN EXISTING CONCRETE MONUMENT LOCATED AT THE NORTHEASTERLY TERMINUS OF THE CURVE RETURN AT THE INTERSECTION OF LYLE LANE AND FOSTER AVENUE, SAID IRON ROD WITH CAP HAVING TENNESSEE STATE PLANE COORDINATES OF NORTH: 654,962.32, EAST: 1,749,469.67;
THENCE, WITH THE EASTERLY MARGIN OF FOSTER AVENUE, NORTH 05°32'16" EAST, 307.17 FEET TO SET IRON ROD WITH CAP, BEING THE SOUTHWEST CORNER OF SAID METROPOLITAN BOARD OF PUBLIC EDUCATION, AND THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;
THENCE, LEAVING THE EASTERLY MARGIN OF FOSTER AVENUE WITH A COMMON LINE WITH SAID METROPOLITAN BOARD OF PUBLIC EDUCATION, SOUTH 84°00'41" EAST, 862.41 FEET TO A SET IRON ROD WITH CAP, BEING THE SOUTHEAST CORNER OF SAID METROPOLITAN BOARD OF PUBLIC EDUCATION, AND THE NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;
THENCE, WITH COMMON LINES WITH SAID STATE OF TENNESSEE - TPS WITH THE FOLLOWING:
THENCE, SOUTH 06°30'19" WEST, 251.73 FEET TO A SET IRON ROD WITH CAP;
THENCE, SOUTH 69°16'32" WEST, 256.43 FEET TO A SET IRON ROD WITH CAP;
THENCE, NORTH 84°00'41" WEST, 212.35 FEET TO A SET IRON ROD WITH CAP;
THENCE, NORTH 31°58'59" WEST, 75.89 FEET TO A SET IRON ROD WITH CAP;
THENCE, NORTH 84°00'41" WEST, 369.62 FEET TO THE POINT OF BEGINNING.

TRACT CONTAINS 278,721 SQUARE FEET OR 6.3985 ACRES, MORE OR LESS. BEARINGS BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM.

BEING A PORTION OF THE PROPERTY CONVEYED TO THE STATE OF TENNESSEE BY DEEDS OF RECORD IN BOOK 206, PAGE 218, BOOK 257, PAGE 457, BOOK 576, PAGE 59, BOOK 576, PAGE 60, BOOK 1142, PAGE 563, BOOK 1198, PAGE 330, BOOK 1300, PAGE 693, BOOK 1303, PAGE 291 AND BOOK 1334, PAGE 35, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE GRANTOR HEREIN RESERVES THE NON-EXCLUSIVE RIGHT OF INGRESS AND EGRESS ON AND ACROSS ANY ROADS, STREETS, DRIVES AND WALKWAYS LOCATED IN OR ON THE SUBJECT PROPERTY FOR VEHICULAR AND PEDESTRIAN USE.

Transaction No. 15-09-014

Exhibit B

This conveyance is made and accepted subject to the following conditions which will be binding upon the Grantee, its successors and assigns, and shall run with the land in perpetuity.

Said conditions are as follows:

(1) no person, on the grounds of sex, handicap, race, color, religion, age, or national origin shall be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination in the use of any public accommodations which may be constructed on the above described land;

(2) that in connection with the construction of any improvements on said lands and the furnishings of services thereon, no discrimination shall be practiced and in the selection of employees and contractors, by contractors in the selection and retention of first-tier subcontractors and by first-tier subcontractors in the selection of the retention of second-tier subcontractors;

(3) that such discrimination shall not be practiced against the public in their access to and use of the facilities and services provided for public accommodations (such as eating, sleeping, rest, recreation, and vehicle servicing) constructed or operated on the above described land;

(4) that this conveyance is subject to any interest a person(s), business, governmental entity, or utility may have in the placement and maintenance of existing utility facilities located on the property; and

(5) reciprocal grant and reservation for the benefit of Grantor and Grantee, their heirs, successors and assigns, a non-exclusive, perpetual easement, right, and privilege of pedestrian passage and use on, over, and across, all pedestrian walkways now existing or hereafter constructed in, on, under, over, and through the Property.

(6) Grantor hereby grants and reserves for the benefit of Grantor and Grantee, a non-exclusive, perpetual easement, right, and privilege of vehicular ingress, egress, access, passage and use, on, over, and across any roads, streets and drives now existing or hereafter constructed in, on, under and through the Property.

(7) The reciprocal easements and rights herein established in this Quit Claim Deed are private easements, and do not, are not intended to and shall not be construed to create any easements or rights in or for the benefit of the general public. However, easements created under this instrument in favor of Grantor and Grantee and appurtenant to such Property Grantor and Grantee own may be exercised, used, and enjoyed by such Grantor or Grantees invitees, guests or occupants subject to the rights set forth in the Quit Claim Deed.

(8) (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

(9) Easements for Sanitary Sewer of record in Book 3533, page 429 and Book 3533, page 433, Register's Office for Davidson County, Tennessee.

(10) Right of Way Easement for Sanitary Sewer of record in Book 3857, page 660, Register's Office for Davidson County, Tennessee.

(11) Right of Way Easement for the widening of Foster Avenue and for the construction of sufficient drainage facilities to eliminate flooding of record in Book 4008, page 813, Register's Office for Davidson County, Tennessee.

(12) Easement for a storm sewer of record in Book 4118, page 656, Register's Office for Davidson County, Tennessee.

(13) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4403, page 121, Register's Office for Davidson County, Tennessee.

Transaction No. 15-09-014

(14) Deed of Conveyance to the Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services of record in Book 9531, page 42, Register's Office for Davidson County, Tennessee.

(15) Grant of Easement to Bellsouth Telecommunications, Inc., of record in Book 10322, page 126, Register's Office for Davidson County, Tennessee.

(16) Easements to Maintain, repair and replace existing utility lines and equipment reserved in the Deed to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument No. 20131220-0128711, Register's Office for Davidson County, Tennessee.

(17) Right-of-Way for roads or streets lying within the bounds of the premises.

(18) Rights of others in and to the driveways and sidewalks which connect to and/or provide access to adjoining properties, including any prescriptive or implied easement rights therein.

(19) All matters as shown on the ALTA/NSPS Land Title Survey of STEM Preparatory Academy by S & ME, Jeffrey K. Kimbro, TN R.L.S. #1756, dated March 10, 2021, last revised 12/21, 2021 as Project No. 5547-20-050.