Karen Johnson
Batch# 788956
01/12/2022 04:05:52 PM
Fees: $27.00 Taxes: $0.00
Davidson County
DEEDQC
5 pgs
20220112-0004680

*** The purpose of this instrument is the consolidation of two (2) contiguous parcels into one (1) parcel.**

CONSIDERATION CERTIFICATE

STATE OF Tennessee)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this the 4 day of January, 2022.

Notary Public

My Commission Expires: 9/6/2022

SUSAN R. GRIMES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This instrument prepared by:

Tune, Entrekin & White, P.C. (TCW)
500 11th Ave., N., Suite 600
Nashville, TN 37203

QUIT CLAIM DEED OF CONSOLIDATION

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Cumberland Heights Foundation, Inc. P.O. Box 90727 Nashville, TN 37209	[SAME]	Prior to consolidation: 06600003300 06600003200

For and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Cumberland Foundation, Inc.** (n/k/a Cumberland Heights Foundation, Inc.), a Tennessee nonprofit corporation ("Grantor"), has bargained and sold and by these presents does hereby transfer, quitclaim, and convey unto **Cumberland Heights Foundation, Inc.**, a Tennessee nonprofit corporation ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described as follows, to wit: See **Exhibit A**.

The purpose of this Quit Claim Deed of Consolidation is to consolidate two (2) contiguous parcels in to one (1) parcel. The intent being that the considerably smaller 1.9 acre parcel (06600003200) be consolidated with the 176.31 acre parcel (06600003300).

It is understood by Grantor and Grantee that this conveyance is subject to all taxes and assessments for the year 2022 and subsequent years, not yet due and payable, and all easements, rights of way for public utilities, restrictive covenants and conditions and other matters of record, as well as all applicable zoning and building regulations.

These properties are presently commonly known as:

- 8283 River Road Pike (06600003300), Nashville, TN 37209
- 8325 River Road Pike (06600003200), Nashville, TN 37209

[*Notarized Signature on Next Page*]

IN WITNESS WHEREOF, the Grantor has caused this **Quit Claim Deed of Consolidation** to be executed as of the date set forth below.

GRANTOR:

Cumberland Heights Foundation, Inc.,
a Tennessee nonprofit corporation

By: _____

Print Name: Jay S. Crosson, CEO

Its: _____

STATE OF Tennessee)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAY S. CROSSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the C.E.O. ("Officer") of **Cumberland Heights Foundation, Inc.**, a Tennessee nonprofit corporation (the "Entity"), the bargainor, and that he/she as such officer, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the Entity by him/herself as such Officer.

Witness my hand and seal the 4 day of JANUARY, 2022.

_____
Notary Public

My Commission Expires: 9/6/2023

SUSAN R. GRIMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description

Parcel 1:

8283 River Road Pike (06600003300), Nashville, TN 37209.

Two tracts of land in the 8th, formerly the 12th, Civil District of Davidson County, Tennessee, as follows:
Tract No. 1: Being described according to a survey made by Erle Drake, County Surveyor, March 30, 1925, as beginning at a point in the center of River Road, the southwest corner of a tract of land owned by F. B. White, and running thence with White's western boundary line, north 24° east 14 poles to a stake, north 37-3/4° east 8 poles to a stake; thence north 46° 40' east 33 poles to a stake; thence north 24-3/4° east 30 poles to two willow trees near a spring; thence north 19½° east 59 poles to a stake in a branch; thence north 22½° east 100 poles to low water mark of Cumberland River, F. B. White's northwest corner; thence down said River with the low water mark, north 88° west 73 poles to Will Dozier's northeast corner; thence with Dozier's eastern boundary line, south 2° 55' west 61½ poles, south 25° west 56 poles, south 12° west 96.88 poles to the center of said River Road; thence with said Road, south 73-3/4° east 9 poles, south 42-¼° east 13.56 poles to the beginning, containing 70.5 acres, more or less.

Tract No. 2: Being described according to a survey made by W. B. Southgate, Surveyor, September, 1919, as beginning at a point in the center of the Old River Road Pike, opposite a gate post in Logan Lee's southeast corner, and running thence with the center of said Road, south 42¼° east 30.44 poles, south 48½° east 10 poles, south 74° east 40 poles, south 78½° east 14 poles; thence south 60° east 11.2 poles to the southwest corner of the Duncan F. Kenner 112.5 acre tract; thence with the western boundary line of said Kenner Tract, north 12° west 257 poles to the low water mark of the Cumberland River; thence with the said low water mark of said River, south 75-3/4° west 44 poles to the northeast corner of a tract of 70.5 acres now owned by E. J. Adkisson; thence with the eastern boundary line of said Adkisson tract of land, south 22½° west 100 poles, more or less, to a point on a branch; thence south 19½° west 59 poles to two willows near a spring, south 24-3/4° west 30 poles to a point; thence south 46° 40' west 33 poles, south 37-3/4° west 8 poles; thence south 24° west 14 poles to the beginning, containing 107 acres, more or less, including and excluding the right-of-way of the New River Road Pike and a narrow strip of land lying between the old and new roads.

Included in the above tracts of land, but excluded therefrom, a tract of 1.19 acres, more or less, conveyed to Claude E. Sadler, Jr. and wife, Melba Anne Sadler, by deed from S. W. Blackwell and wife, of record in Book 3133, page 247, Register's Office for said County.

Being the same property conveyed to Mack Props, LLC, a Tennessee limited liability company from James Leo Johnson and wife, Martha Jane Johnson, by Warranty Deed of record in the Register's Office for Davidson County, Tennessee at Book 3917, Page 258.

Parcel 2:

8325 River Road Pike (06600003200), Nashville, TN 37209

That certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Located in Davidson County, Tennessee, beginning at an iron pin in the north right of way line of River Road, 112 feet east-ward from the center of the outlet of a metal culvert; runs thence N. 21° E. 128 feet to an iron pin; thence N. 34 1/2° E. 158.5 feet to an iron at a wire fence; thence S. 60 1/2° E. 207 feet to an iron pin thence S. 29 1/2° W. 284 feet to an iron pin in the aforesaid right of way line; thence with the right of way line, N. 60° W. 200 feet to the beginning, containing 1.19 acres, more or less.

Being the same property conveyed to Cumberland Heights Foundation, Inc., a Tennessee nonprofit corporation from Charles R. Gray, unmarried, by Warranty Deed of record in the Register's Office for Davidson County, Tennessee at Instrument Number 20151118-0117191.