Karen Johnson Davidson County
Batch# 869042 DEEDQC
06/09/2022 12:47:29 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220609-0065866

This instrument prepared by:
Miller & Martin, PLLC
401 Commerce Street
Nashville, TN 37219 (DB)

New Owner:	Send Tax Bills To:	Map & Parcel No:
City of Belle Meade 4705 Harding Road Nashville, TN 37205	N/A	Map: 116-.02-Parcel- 016.00

DEED OF GIFT

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, Wentworth Caldwell, Jr. and Barry M. Caldwell, ("Grantors"), do hereby give, donate, transfer, convey, and quitclaim all of their right, title, and interest in and to certain real property situated in Davidson County, Tennessee, to The City of Belle Meade, Tennessee, a Tennessee municipal corporation, its successors and assigns forever, being part of Lot No. 3 on the Plan of Caldwell Acres, of record in Plat Book 846, Page 53, and Plat Book 4460, Page 56, Register's Office of Davidson County, Tennessee, some 2.89 acres more or less and more particularly described in Exhibit A hereto.

This real property is conveyed subject to all easements and encumbrances of record and with the following conditions and restrictions:

1. The City of Belle Meade ("City") has determined by Resolution of the City's Board of Commissioners on February 16, 2022, that the acceptance of the donation is beneficial to, and in the best interests of the City.

2. This conveyance is made upon the condition that the land hereinafter described shall be forever held and maintained by the City as green or open space or for other public purpose, except for public parking, which shall not be permitted, and shall not under any

circumstances be sold or allowed to be used for a commercial or any other private purpose, in which case the property shall revert to the grantor, his heirs, successors and assigns.

Being a portion of the same property conveyed to Grantors by Corrective Quit-Claim Deed from Cliff Lawn Partners and as agreed to by Wentworth Caldwell, Jr. as Trustee of the Wentworth Caldwell, Jr. Qualified Personal Residence Trust and Barry M. Caldwell, as Trustee of the Barry M. Caldwell Qualified Personal Residence Trust, of record in Instrument 20220609-0005805, Registers Office for Davidson County, Tennessee, dated May 31 2022, and recorded on ~~May~~ June 9, 2022.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed for the purposes herein stated by subscribing their signatures hereto this 31 day of May 2022.

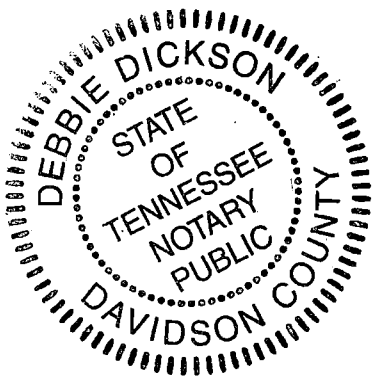
Wentworth Caldwell Jr.
WENTWORTH CALDWELL, JR.,

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 WENTWORTH CALDWELL, JR., the Grantor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and being authorized so to do, executed the within instrument for the purposes therein contained.

Witness my hand and seal this the 31st day of May 2022.



Deborah Dickson
NOTARY PUBLIC
My Commission Expires: 3/6/24

Barry M. Caldwell
BARRY M. CALDWELL

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 BARRY M. CALDWELL, the Grantor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and being authorized so to do, executed the within instrument for the purposes therein contained.

Witness my hand and seal this the 31st day of May 2022.

DEBBIE DICKSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Deborah Dickson
NOTARY PUBLIC
My Commission Expires: 3/6/24

ACCEPTED:

City of Belle Meade Tennessee

Mayor
Rusty Moore, Mayor

Rusty Terry, City Recorder

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Rusty Moore and Rusty Terry, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, after being first duly sworn, acknowledged themselves to be the Mayor and City Recorder of the City of Belle Meade, Tennessee, respectively, and that as such Mayor and City Recorder, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 7th day of June 2022.

Kimberly Huffines
Notary Public
My Commission expires:
July 7, 2025

KIMBERLY HUFFINES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
My Commission Expires July 7, 2025

BEGINNING AT A POINT IN THE NORTHWESTERLY RIGHT-OF-WAY OF MEMPHIS BRISTOL HIGHWAY, SAID POINT BEING THE SOUTHWESTERLY END OF A RADIUS RETURN LOCATED IN THE SOUTHWESTERLY QUADRANT OF THE INTERSECTION OF SAID MEMPHIS BRISTOL HIGHWAY AND HILLWOOD DRIVE, A CORNER TO LOT 3, CALDWELL ACRES (BOOK 4460, PAGE 56, R.O.D.C., TN);

THENCE, WITH SAID RIGHT-OF-WAY OF MEMPHIS BRISTOL HIGHWAY, S 43°50' W 1156.70 FEET TO THE COMMON FRONT CORNER OF SAID LOT 3 AND OF LOT 4 OF SAID CALDWELL ACRES;

THENCE, LEAVING SAID HIGHWAY WITH THE LINE BETWEEN SAID LOTS 3 & 4
N 43°25' W 65.63 FEET MORE OR LESS TO THE SOUTHEASTERLY RIGHT-OF-WAY OF THE CSX RAILROAD AT A POINT 25 FEET FROM THE CENTERLINE OF THE TRACKS;

THENCE, IN A NORTHEASTERLY DIRECTION PARALLEL TO AND 25 FEET FROM THE CENTERLINE OF SAID TRACKS A DISTANCE OF 783.64 FEET MORE OR LESS TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY OF SAID HILLWOOD DRIVE;

THENCE, WITH SAID SOUTHERLY RIGHT-OF-WAY OF HILLWOOD DRIVE
S 72°10' E 82.51 MORE OR LESS FEET TO A POINT;

THENCE, ALONG THE ARC OF A CURVE TO THE LEFT 191.20 FEET TO A POINT, SAID CURVE HAVING A CENTRAL ANGLE OF 62°36', A RADIUS OF 175.00 FEET, AND A TANGENT DISTANCE OF 106.40 FEET;

THENCE, N 45°14' E 166.4 FEET TO A POINT;

THENCE,ALONG THE ARC OF A CURVE TO THE RIGHT 34.12 FEET TO A POINT, SAID CURVE HAVING A CENTRAL ANGLE OF 17°00', A RADIUS OF 115.00 FEET, AND A TANGENT DISTANCE OF 17.19 FEET;

THENCE, ALONG THE ARC OF A CURVE TO THE RIGHT 43.83 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 161°36', AND A RADIUS OF 15.54 FEET TO THE POINT OF BEGINNING.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value,
whichever is greater for this transfer is
$ 0.00 Beth Reardon, Affiant
Subscribed and sworn before me this the
9 Day of JUNE, 2022.
A. Hayes, Deputy Register

EXHIBIT A