2nd

RECORDING INFORMATION	STATE OF Tennessee) COUNTY OF Williamson) The actual consideration for this transfer is $0.00. Affiant Sworn to and subscribed before me this 2nd day of August 2022. Notary Public My Commission Expires: 2.24.2025
Karen Johnson Davidson County Batch# 897921 DEEDQC 08/03/2022 08:27:30 AM 4 pgs Fees: $22.00 Taxes: $0.00 20220803-0088235	
THIS INSTRUMENT PREPARED BY: Webb Sanders PLLC 3037A Highway 31W P.O. Box 887 White House, TN 37188	

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Number:
Vanderbilt University Office of the General Counsel Attention: Sean Scally 2100 West End Ave, Suite 750 Nashville, TN 37203-5233	New Owner	104-03-0-046.00

This Indenture is made and effective on the 2nd day of August, 2022 (the "***Effective Date***"), by and between:

JOHN P. CARNES, JR. ("***Grantor***") and;

VANDERBILT UNIVERSITY, a Tennessee nonprofit corporation ("***Grantee***").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, conveys and quit claims to Grantee all of Grantor's interest in the real estate situated in the County of Davidson, State of Tennessee, which is described on Exhibit A attached hereto and incorporated herein by reference (the "***Property***").

The Property is not the primary or marital residence of Grantor or Grantor's spouse, if any.

This is improved property commonly known as 2803, 2805, and 2807 West End Avenue, Nashville, TN 37203.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed or has caused the same to be executed as of the Effective Date.

GRANTOR:

John P. Carnes, Jr.

STATE OF TN.)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, JOHN P. CARNES, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of July, 2022.

Notary Public

My Commission Expires: 3-25

JANE MINSHALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
DESCRIPTION OF THE PROPERTY

Being a tract of land lying in the 18th District of Davidson County, Nashville, Tennessee, and being Lot 4 and a portion of Lot 3 of Boyd's Cockrill Spring Tract as recorded in Plat Book 57, Page 45, Register's Office of Davidson County, Tennessee (RODC). Said tract being bounded on the east by Mary B. Crossman as recorded in Instrument Number 20121031-0099983, RODC, bounded on the south by The Vanderbilt University as recorded in Book 10999, Page 918, RODC, and by The Vanderbilt University as recorded in Instrument Number 20021021-0128760, RODC, bounded on the west by LaGasse Family Partners, LLC as recorded in 201200524-0045276, RODC, and bounded on the north by the southern right of way (ROW) of West End Avenue (U.S. Highway 70S, State Route 1). Said tract being more particularly described as follows:

POINT OF BEGINNING being a found p.k. nail lying on said southern ROW of West End Avenue, being the northwest corner of said Crossman and being the northeast corner of the herein described tract; thence leaving said ROW of West End Avenue and along the common line of said Crossman South 31° 20' 41" East 127.80 feet to a set point; thence along the common line of said The Vanderbilt University South 59° 26' 48" West 92.95 feet to a set point; thence along the common line of said LaGasse Family Partners, LLC North 31° 20' 41" West 127.32 feet to a set point lying on said southern ROW of West End Avenue; thence along said ROW of West End Avenue North 59° 08' 57" East 92.94 feet to the point of beginning.

Said tract contains 11,855 square feet or 0.27 acres.
Bearings based on Tennessee State Plane Coordinate System.

Being the same property conveyed to John P. Carnes, Jr. by Warranty Deed from William L. Morris and Nick L. Morris of record in Book 5092, Page 442, in the Register's Office for Davidson County, Tennessee, dated November 30, 1976 and recorded on December 1, 1976.

Tennessee Certification of Electronic Document

I, James E. Spruill, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 08/02/2022 (date of document).

Affiant Signature

08/02/2022
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 2nd day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY