Karen Johnson Davidson County
Batch# 920573 DEEDQC
09/22/2022 03:23:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20220922-0105583

Address New Owner:	Map-Parcel Number(s):	Send Tax Bills To:
Metropolitan Government of Nashville and Davidson County, Tennessee 700 2nd Ave. S, Suite 310 Nashville, TN 37210	Map 93-11 Parcel 241.00	Metropolitan Government of Nashville and Davidson County, Tennessee 700 2nd Ave. S, Suite 310 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. 14-11-008

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 **METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE** ("Grantee"), Grantee's successors and assigns, any interest in the real property described in **Exhibit A** and depicted in **Exhibit B** (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 C** which is attached hereto and incorporated herein by reference, which will be binding upon the Grantee, its successors and assigns.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $20,300,000.00. Exempt from Transfer Tax as a conveyance to a municipality under Tenn. Code Ann. 67-4-409(f)(1)

Brenda R Behman
Affiant

Subscribed and sworn to before me this 20th day of September, 2022.

Madison L Conquest
Notary Public
My Commission Expires: 12-17-2024

MADISON L CONQUEST
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

IN WITNESS WHEREOF, the Grantor has executed this Deed this 30th day of August, 2022.

GRANTOR:

STATE OF TENNESSEE

By: Christi 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 30 day of August, 2022.

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

Notary Public

My Commission Expires: July 17, 23

Exhibit A
Legal Description

TRACT "A"

Tax Map No. 93-11, Part of Parcel No. 241

Being a parcel of land located in the 19th Councilmanic District, Urban Services District, Nashville, Davidson County, Tennessee, generally located in the northwest quadrant of Interstate 40 and Interstate 24 Interchange along the north side of Hermitage Avenue, being more particularly described as follows:

BEGINNING at the intersection of the northerly right-of-way line of Hermitage Avenue (having a 50-foot-wide right of way) with the easterly right of way line of Middleton Street (right-of-way width varies);

THENCE, with the easterly right of way line of Middleton Street, N 20° 05' 27" E, 208.35 feet to the southerly line of Lot 1, Phase 1, Rolling Mill Hill of record in Instrument Number 20070129-0011871, in the Register's Office for Davidson County, Tennessee;

THENCE, leaving said easterly right of way line of Middleton Street with Lot 1 the following calls:

S 71° 26' 03" E, 150.00 feet to an old one and one-quarter inch iron pipe,

N 18° 33' 57" E, 220.01 feet,

S 70° 26' 25" E, 43.47 feet to an old railroad spike,

N 24° 21' 47" E, 42.58 feet to a corner common with Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20151221-0127585, R.O.D.C.;

THENCE, leaving Lot 1 with Metropolitan Government of Nashville and Davidson County the following calls:

S 70° 29' 13" E, 47.00 feet,

S 20° 26' 47" W, 70.00 feet to an old PK Nail with ID tag stamped "CIVIC",

S 71° 39' 53" E, 50.00 feet to an old PK Nail with ID tag stamped "CIVIC",

S 23° 33' 17" E, 318.75 feet to the northerly right of way line of Anthes Drive (right-of-way width varies);

THENCE, with the northerly right of way line of Anthes Drive the following calls:

S 86° 47' 21" W, 98.37 feet,

S 47° 01' 39" W, 128.20 feet to the northerly right of way line of Hermitage Avenue;

THENCE, leaving Anthes Drive with the northerly right of way line of Hermitage Avenue the following calls:

N 79° 20' 49" W, 91.70 feet,
N 71° 40' 13" W, 268.52 feet to the **POINT OF BEGINNING**.

Containing 135,159 square feet or 3.10 acres, more or less.

TRACT "B"

Tax Map No. 93-11, Part of Parcel No. 241

Being a parcel of land located in the 19th Councilmanic District, Urban Services District, Nashville, Davidson County, Tennessee, generally located in the northwest quadrant of Interstate 40 and Interstate 24 Interchange along the north side of Anthes Drive, being more particularly described as follows:

BEGINNING on the northerly right-of-way line of Anthes Drive (right-of-way width varies), same being S 23° 33' 17" E, 318.75 feet from an old PK Nail with ID tag stamped "CIVIC" on the westerly line of Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20151221-0127585, in the Register's Office for Davidson County, Tennessee;

THENCE, leaving said northerly right-of-way line of Anthes Drive, N 23° 33' 17" W, 64.15 feet to the southerly line of Metropolitan Government of Nashville and Davidson County property;

THENCE, with said Metropolitan Government of Nashville and Davidson County for the following calls:

S 71° 39' 53" E, 79.31 feet,

S 03° 25' 09" E, 31.02 feet to the northerly right-of-way line of Anthes Drive;

THENCE, leaving said Metropolitan Government of Nashville and Davidson County property with the northerly right-of-way line of Anthes Drive, S 86° 47' 21" W, 51.58 feet to the **POINT OF BEGINNING**.

Containing 2,694 square feet or 0.06 acre, more or less.

Being the same property conveyed to the State of Tennessee, by Warranty Deed from Elizabeth C. Breen, of record in Book No. 1224, Page 74, in the Register's Office for Davidson County, Tennessee, recorded on December 15, 1941.

Also Being part of the same property conveyed to the State of Tennessee, by Warranty Deed from The Fleet of the Sailors, a corporation, of record in Book No. 1217, Page 116, in the Register's Office for Davidson County, Tennessee, recorded on December 15, 1941.

Also Being part of the same property conveyed to the State of Tennessee, by Warranty Deed from St. Cecilia Academy, a corporation, of record in Book No. 1217, Page 114, in the Register's Office for Davidson County, Tennessee, recorded on December 15, 1941.

Also Being part of the same property conveyed to the State of Tennessee, by Warranty Deed from Agnes Jenkins Hopkins Lee and husband, Edward W. Lee, Sr., of record in Book No. 1198, Page 461, in the Register's Office for Davidson County, Tennessee, recorded on December 15, 1941.

Also Being part of the same property conveyed to the State of Tennessee, by Warranty Deed from Karen Marie West and husband, Richards S. West, of record in Book No. 1225, Page 66, in the Register's Office for Davidson County, Tennessee, recorded on December 16, 1941.

Also Being part of the same property conveyed to the State of Tennessee, by Warranty Deed from Mary J. Breen, of record in Book No. 1225, Page 65, in the Register's Office for Davidson County, Tennessee, recorded on December 16, 1941.

Also Being part of the same property conveyed to the State of Tennessee, by Warranty Deed from Mary J. Breen, unmarried, of record in Book No. 1198, Page 463, in the Register's Office for Davidson County, Tennessee, recorded on December 16, 1941.

Also Being part of the same property conveyed to the State of Tennessee, by Warranty Deed from Charles Alley, unmarried, of record in Book No. 1198, Page 464, in the Register's Office for Davidson County, Tennessee, recorded on December 16, 1941.

Also Being part of the same property conveyed to the State of Tennessee, by Warranty Deed from Mrs. Annie D. Williams, a widow, of record in Book No. 1218, Page 264, in the Register's Office for Davidson County, Tennessee, recorded on December 23, 1941.

Also Being part of the same property conveyed to the State of Tennessee, by Warranty Deed from Mrs. J. F. Pierce, a widow, of record in Book No. 1199, Page 494, in the Register's Office for Davidson County, Tennessee, recorded on December 23, 1941.

Also Being part of the same property conveyed to the State of Tennessee, by Warranty Deed from J. C. Dale, Jr., Clerk and Master of the Chancery Court at Nashville, Davidson County, Tennessee, of record in Book No. 1237, Page 211, in the Register's Office for Davidson County, Tennessee, recorded on June 20, 1942.

Also Being part of the said property conveyed to the State by deeds recorded in Book No. 54, Page 98, and Book No. 123, Page 610.

Exhibit B
SURVEY

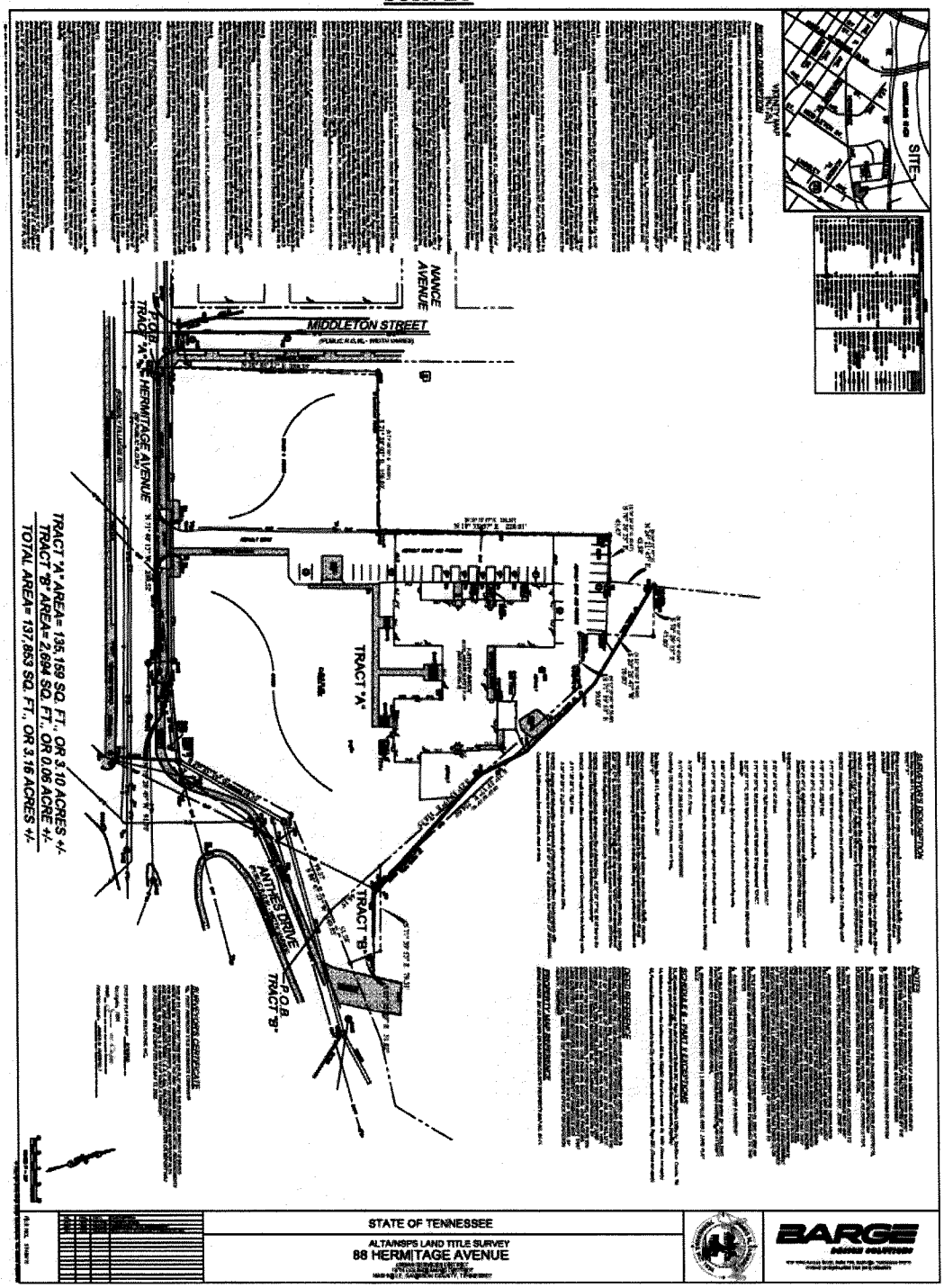


Exhibit C

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 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) (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.

(6) Notice of Land Use Restrictions as set out in Instrument No. 20080514-049518, Register's Office for Davidson County, Tennessee.

(7) Use of the 88 Hermitage premises will be to create a central focus and celebratory gateway for public use of the new Wharf Park which is to include preservation of the large green lawn and restoration of the historic school structure under qualified oversight by the Metropolitan Historical Commission.

(8) All Matters appearing on the Plan of record in Plat Book 547, page 9, as may affect subject property.

(9) Easement of record in Instrument No. 20130221-0017527, Register's Office for Davidson County, Tennessee, as may affect subject property.

(10) Perpetual Easement conveyed to the City of Nashville recorded in Book 2549, page 231, Register's Office for Davidson County, Tennessee

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

(12) 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.

(13) Rights or claims of tenants under unrecorded leases.

(14) All matters as shown on the ALTA/NSPS Land Title Survey of Barge Design Solutions, Inc. by James M. Overfelt, TNRLS #1634, dated August 10, 2022, as Project File No. 3748410.

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 8/30/2022 (date of document).

Jennifer Russell
Affiant Signature

9/22/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 22nd day of September, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

