Karen Johnson Davidson County
Batch# 921093 DEEDQC
09/23/2022 02:12:17 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220923-0105893

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel Nos.
Cheekwood Botanical Garden and Museum of Art 1200 Forest Park Drive Nashville, TN 37205	(same)	12912013400 12912013500

This instrument prepared by: WALLER LANSDEN DORTCH & DAVIS, LLP, Jon Cooper, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Affiant

PENELOPE S BRUCKSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Subscribed and sworn to before me, this the 22 day of September, 2022.

NOTARY PUBLIC

My Commission Expires: 11-3-2025

QUITCLAIM DEED TO COMBINE TAX PARCELS

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), and other good and valuable consideration, Cheekwood Botanical Garden and Museum of Art, a Tennessee not-for-profit corporation, formerly known as the Tennessee Botanical Gardens and Fine Arts Center, a Tennessee not-for-profit corporation (the "Grantor") does hereby quitclaim and convey unto, Cheekwood Botanical Garden and Museum of Art, a Tennessee not-for-profit corporation (the "Grantee"), its successors and assigns, all of their right, title and interest, in and to the following described land in Davidson County, Tennessee:

See Exhibit "A" attached hereto for a more complete legal description.

As to Tract I: Being the same property conveyed to Tennessee Botanical Gardens and Fine Arts Center, a Tennessee not-for-profit corporation, now known as Cheekwood Botanical Garden and Museum of Art, a Tennessee not-for-profit corporation, by deed of record in Book 2961, Page 17, Register's Office for Davidson County, Tennessee.

As to Tract II: Being the same property conveyed to Cheekwood Botanical Garden and Museum of Art, a Tennessee not-for-profit corporation, by deed of record in Instrument No. 20161222-0134892, Register's Office for Davidson County, Tennessee

These are improved properties known as 111 and 125 Cheek Road, Nashville, TN 37205.

This quitclaim deed is being executed for the sole purpose of combining the two parcels listed herein into one single parcel. No transfer of ownership of either parcel is taking place. Tennessee Botanical Gardens and Fine Arts Center, a Tennessee not-for-profit corporation, formally changed its name to Cheekwood Botanical Garden and Museum of Art, a Tennessee not-for-profit corporation in October 1992 as shown in an Amended and Restated Charter, recorded as 2562-0642 with the Secretary of State of Tennessee.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 22 day of September, 2022.

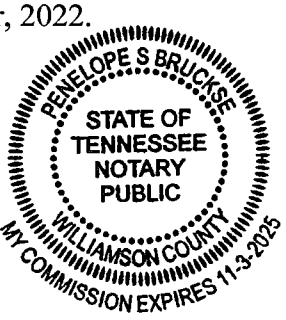
Cheekwood Botanical Garden and Museum of Art, a Tennessee not-for-profit corporation

By: _____
Name: Daniel P. Miller
Title: Chief Financial Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, of the State and County aforesaid, duly commissioned and qualified, personally appeared Daniel P. Miller with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Chief Financial Officer of Cheekwood Botanical Garden and Museum of Art, a Tennessee not-for-profit corporation, and that he as such Chief Financial Officer being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such Chief Financial Officer.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee this 22 day of September, 2022.



_____
Notary Public
My Commission Expires: 11-3-2025

4888-4161-0801.3

Exhibit A

Legal Description

Tract 1:

Map and Parcel #: 12912013400

Beginning at an iron pin on the South margin of Cheek Road, which beginning point is 337 feet south-easterly from the southeast corner of the intersection of Cheek Road and Tennessee Highway 100, said point of beginning being also the northeast corner of Tract No. 1 as described in a conveyance from Huldah Cheek Sharp to Ned Feldman and I. R. Schulman, of record in Book 2803, Page 557, R.O.D.C., Tennessee; thence running along the easterly line of said Tract No. 1 from said beginning point South 34° 37' West, 1117.3 feet to an iron pin; thence further along said line South 19° 03' East 994.1 feet to an iron pin in the southerly line of the total Cheekwood property; thence along said southerly line South 89° 15' East, 1506 feet, more or less, to an iron pin which is the southwest corner of Tract No. 3 of 3.10 acres heretofore conveyed by Huldah Cheek Sharp to Ned Feldman and I. R. Schulman in the deed above referred to; thence North 6° 44' West, 633.9 feet to an iron pin in the northwest corner of said Tract No. 3 of 3.10 acres, which iron pin is also located in the southerly line of Tract No. 2 conveyed in the deed above referred to, to Ned Feldman and I. R. Schulman; thence along the southerly and westerly line of said Tract No. 2 as follows: North 70° 25' West, 144 feet to an iron pin; thence North 58° 12; West, 203.6 feet to an iron pin; thence North 4° 32' West, 644 feet to an iron pin; thence North 70° 34' West, 279.3 feet to an iron pin; thence North 19° 51' East, 200 feet to an iron pin in the southerly margin of Cheek Road; thence North 70° 40' West, 538.1 feet along the southerly margin of Cheek Road to the point of beginning.

The property hereinabove described constitutes that portion of Cheekwood property formerly known as the Cheekwood homeplace, except the three tracts of land, one for 25.10 acres, the second for 12.12 acres and the third for 3.10 acres, heretofore conveyed by Huldah Cheek Sharp to Ned Feldman and I. R. Schulman, as said three tracts of land were surveyed by Wm. Collier Parrish Associates, Civil Engineers, by survey #58117 dated June 18, 1957, the inside boundaries of said three tracts coinciding with the outside boundaries of the tract hereinabove described on the easterly boundary and the westerly boundary.

Tract 2:

Map and Parcel #: 12912013500

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Cheekwood Estates, as of record in Book 2663, Page 103, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said lot.