Karen Johnson Davidson County
Batch# 969322 DEEDQC
02/09/2023 03:17:30 PM 5 pgs
Fees: $28.00 Taxes: $14,985.00
20230209-0009684

Address New Owner:	Map-Parcel Number(s):	Send Tax Bills To:
Eskimo Centennial **7337 Cockrill Bend Blvd.** **Nashville, TN 37209**	A Portion of Map 134, Parcel 310.00	**Eskimo Centennial** **7337 Cockrill Bend Blvd.** **Nashville, TN 37209**
This instrument prepared by: State of Tennessee, Department of General Services, 312 Rosa L. Parks Avenue, 24th Floor, Nashville, Tennessee 37243		

QUITCLAIM DEED

TR # 21-03-011

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 **ESKIMO CENTENNIAL,** a Tennessee general partnership ("Grantee"), Grantee's successors and assigns, any interest of Grantor in the real property described in **Exhibit A**, which is attached hereto and incorporated herein by reference (the "Property").

This is unimproved property located at 0 Donelson Pike, Nashville, TN.

Being part of the same property conveyed to Henry Dickinson by deed of record from Hugh Rickman and John Rickman, of record in Book 4, Page 355, Register's Office of Davidson County, Tennessee, dated November 5, 1841 and recorded on November 12, 1841, consisting of approximately 255 acres. See Chapter 205, Page 350 of the Acts of the Tennessee General Assembly 1847-48, reflecting an appropriation for the purchase of 260 acres from the late Henry Dickinson for the construction and establishment of a hospital.

Also being part of the same property conveyed to the Trustees of the Hospital for the Insane in Tennessee by deed from James P. Johnson, of record in Book 26, Page 234, Register's Office of Davidson County, Tennessee, dated February 17, 1857 and recorded on February 23, 1857, consisting of approximately 200 acres. The name of the hospital was changed to Central State Hospital for the Insane in 1920.

No deed to the State of Tennessee has been found of record. There was a fire at the hospital in 1891, and it is believed that the deed or deeds may have been destroyed by that fire. The State of Tennessee has been in continuous possession of the property since 1847.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is **$4,050,000.00**

Jennifer Maxwell
Affiant

Subscribed and sworn to before me this 2nd day of February, 2023.

Loretta Marie Baltz
Notary Public
My Commission Expires: July 9, 2024

LORETTA MARIE BALTZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

202302090009684

IN WITNESS WHEREOF, the Grantor has executed this Deed this 7th day of February, 2023.

GRANTOR:

STATE OF TENNESSEE

By: Christi W. Branscom
Christi W. Branscom, Commissioner of the Department of General Services

APPROVED:

Jonathan Skrmetti, Attorney General and Reporter

Bill Lee, Governor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

For the purposes of my acknowledgement and authentication of her signature upon this instrument, comes **Christi W. Branscom**, with whom I, Hailey Harris, a Notary Public for said County and State, am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath having verified and acknowledged herself to be **Commissioner of the Tennessee Department of General Services** for the State of Tennessee, and that she as such representative, being authorized to do so, that she executed the foregoing instrument for the purposes therein contained and signed the name of the State of Tennessee, by herself as Commissioner, Department of General Services for the State of Tennessee.

Witness my hand and seal at office this 14 day of December, 2022.

Hailey B. Harris
Notary Public

July 17, 23
My Commission Expires

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

Exhibit A
Property Description

A tract of land situated in 13th Councilmanic District Nashville, Davidson County Tennessee. Being a portion of Parcel 310.00 in Davidson County Tax Map 134 and being more particularly described as follows:

Beginning at a ½" iron rod(found) along or near the northwesterly right of way margin of Donelson Pike – 50 feet from centerline per Metro Project 72-PW-027, being North 35°12'42" East a distance of 128.60 feet from a corner of the Metropolitan Nashville Airport Authority Property, as recorded in Deed Book 8661 Page 492, Register's Office for Davidson County, Tennessee, (R.O.D.C) and having a Tennessee State Plane Coordinate of N: 643,801.43; E: 1,768,633.26;

Thence, leaving said right of way margin and with new lines of division to ½" iron rods (new – Collier Eng) the following five (5) calls:

North 79°15'16" West for a distance of 210.48 feet;

Thence, North 11°14'29" East for a distance of 303.79 feet;

Thence, North 75°18'16" West for a distance of 358.95 feet to the beginning of a non-tangent curve;

Thence, with a non-tangent curve to the right, having a radius of 4198.72 feet, a central angle of 04°11'12", an arc length of 306.80 and a chord which bears South 25°20'06" West for a distance of 306.73 feet;

Thence, South 18°41'31" West for a distance of 212.67 feet to a ½" iron rod (new – Collier Eng), being along or near a common line with the Metropolitan Nashville Airport Authority Property;

Thence, along or near said a common line between the herein described tract and the Airport Authority Property, North 84°57'49" West for a distance of 947.15 feet to a ½" iron rod (found), being the most southwest corner of the herein described tract, along or near said common line and a corner of the Metropolitan Government of Nashville and Davidson County, Tennessee;

Thence, leaving Airport Authority Property and along or near common lines of the herein described tract and the Metro Gov't Property the following two (2) calls:

North 18°46'53" East for a distance of 683.34 feet to a ½" iron rod (found) and being the most northwest corner of the herein described tract;

Thence, South 84°58'28" East for a distance of 1749.81 feet to a ½" iron rod, being the beginning of a non-tangent curve to the right and along or near the northwesterly right of way margin of Donelson Pk - 50 feet from centerline per Metro Project 72-PW-027;

Thence, along or near said right of way margin the following three (3) calls:

With a curve to the right, having a radius of 1382.39, a central angle of 12°07'06", an arc length of 292.38 feet and a chord which bears South 26°50'31" West for a distance of 291.84 feet to a ½" iron rod (found);

Thence, South 35°31'01" West for a distance of 196.48 feet to a ½" iron rod (found);

Thence, South 36°51'06" West for a distance of 132.56 feet to the Point of Beginning and containing 895,031 square feet or 20.55 acres, more or less.

Being a portion of the Trustees of the Hospital for the Insane, as recorded in Deed Book 26, Page 234, R.O.D.C.

Being part of the same property conveyed to Henry Dickinson by deed of record from Hugh Rickman and John Rickman, of record in Book 4, Page 355, Register's Office of Davidson County, Tennessee, dated November 5, 1841 and recorded on November 12, 1841, consisting of approximately 255 acres. See Chapter 205, Page 350 of the Acts of the Tennessee General Assembly 1847-48, reflecting an appropriation for the purchase of 260 acres from the late Henry Dickinson for the construction and establishment of a hospital.

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Tennessee Certification of Electronic Document

I, Yale Riley, 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 02/07/2023 (date of document).

Affiant Signature

02/07/2023
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7th day of February, 2023

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY