Karen Johnson Davidson County
Batch# 969323 DEEDQC
02/09/2023 03:20:30 PM 5 pgs
Fees: $28.00 Taxes: $19,055.00
20230209-0009685

Address New Owner:	Map-Parcel Number(s):	Send Tax Bills To:
Eskimo Centennial **7337 Cockrill Bend Blvd.** **Nashville, TN 37209**	Map 134, Parcel 290.00	**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 # 21-03-010

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 **$5,150,000.00**

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

202302090009685

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.

Notary Public

My Commission Expires July 17, 23

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

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Exhibit A
Property Description

A tract of land situated in the 28th Councilmanic District of Nashville, Davidson County, Tennessee. Being all of Parcel 290.00 on Davidson County Tax Map 134 and being more particularly described as follows:

Beginning at a 5/8" iron rod (found – Ragan Smith) along or near the easterly right of way margin of Donelson Pike – 50 feet from centerline – at Station 65+80 per Metro Project 72-PW-027, Sheet 7 and having a Tennessee State Plane Coordinate of N: 643,281.08; E: 1,768,473.68;

Thence, along or near said right of way margin for the following five (5) calls with the first four (4) calls to ½" iron rods (new – Collier Eng):

With a curve to the right, having an arc length of 399.78 feet, a central angle of 20°54'04", a radius of 1095.92 feet and a chord which bears North 24°47'19" East for a distance 397.57 feet;

Thence, North 35°14'21" East for a distance of 125.71 feet;

Thence, North 36°57'43" East for a distance of 132.09 feet;

Thence, North 35°38'06" East for a distance of 200.10 feet to the beginning of a non-tangent curve;

Thence, with said curve to the left, having an arc length of 233.71 feet, a central angle of 09°01'59", a radius of 1482.39 feet and a chord which bears North 28°49'02" East for a distance of 233.47 feet to a 5/8" iron rod (found – Ragan Smith) and being a point of intersection with said right of way margin and the southerly right of way margin of Citation Drive having a Tennessee State Plane Coordinate of N: 644,217.42; E: 1,769,021.45;

Thence, leaving said easterly right of way margin and along or near the southerly right of way margin of Citation Drive – 30 feet from centerline per Metro Project 72-PW-027, Sheet 8 the following seven (7) calls with the first six (6) calls to 5/8" iron rods (found – Ragan Smith):

North 70°35'56" East for a distance of 47.81 feet;

Thence, South 69°01'35" East for a distance of 58.33 feet to the beginning of a non-tangent curve;

Thence, with said curve to the right, having an arc length of 210.05 feet, a central angle of 13°00'43", a radius of 924.93 feet, and a chord which bears South 62°52'44" East for a distance of 209.60 feet;

Thence, South 56°20'30" East for a distance of 110.09 feet;

Thence, with a curve to the left, having an arc length of 385.04 feet, a central angle of 26°00'00", a radius of 848.51 feet, and a chord which bears South 69°20'30" East for a distance of 381.75 feet;

Thence, South 82°20'30" East for a distance of 75.85 feet;

Thence, South 37°31'10 East for a distance of 42.63 feet to a ½" iron rod (new – Collier Eng) and being a point of intersection with said right of way margin and the westerly right of way margin of Ezell Pike having a Tennessee State Plane Coordinate of N: 643,877.25; E: 1,769,857.54;

Thence, leaving said southerly right of way margin and along or near the westerly right of way of Ezell Pike – right of way varies – to ½" iron rods (new – Collier Eng) the following five (5) calls:

Thence, with a non-tangent curve to the right, having an arc length of 150.55 feet, a central angle of 02°26'49", a radius of 3525.00 feet, and a chord which bears South 08°05'10" West for a distance of 150.53 feet;

Thence, North 80°41'36" West for a distance of 10.00 feet;

Thence, with a non-tangent curve to the right, having an arc length of 568.69 feet, a central angle of 09°16'12", a radius of 3515.00 feet, and a chord which bears South 13°56'41" West for a distance of 568.07 feet;

Thence, South 68°46'57" East for a distance of 15.00 feet;

Thence, South 21°13'03" West for a distance of 57.14 feet to said iron rod new and being a point of intersection with said right of way margin and the northerly right of way margin of Ezell Pike having a Tennessee State Plane Coordinate of N: 643,119.80; E: 1,769,682.90;

Thence, leaving said westerly right of way margin and along or near the northerly right of way margin of Old Ezell Road – 45 feet from centerline per Metro Project 72-PW-027, Sheet 7 – to ½" iron rods (new – Collier Eng) the following nine (9) calls:

North 87°30'49" West for a distance of 119.10 feet;

Thence, South 88°04'51" West for a distance of 56.00 feet;

Thence, South 83°59'43" West for a distance of 149.48 feet;

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Thence, with a curve to the right, having an arc length of 158.06 feet, a central angle of 25°30'39", a radius of 355.00 feet, and a chord which bears North 83°14'58" West for a distance of 156.76 feet;
Thence, North 70°29'38" West for a distance of 53.33 feet;
Thence, with a curve to the left, having an arc length of 194.44 feet, a central angle of 14°57'15", a radius of 745.00 feet, and a chord which bears North 77°58'16" West for a distance of 193.89 feet;
Thence, North 85°26'53" West for a distance of 361.27 feet;
Thence, North 44°02'38" West for a distance of 66.55 feet to said iron rod new and being approximately 90 feet from the centerline of Old Ezell Road;
Thence, North 76°14'43" West for a distance of 86.10 feet to the Point of Beginning and containing 1,025,790 square feet or 23.55 acres, more or less.

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