Karen Johnson Davidson County
Batch# 1042909 DEEDQC
08/25/2023 02:15:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230825-0066665

Prepared by and return to: Walker & Wright, Attorneys at Law
118A West Main Street
Mountain City, TN 37683
(423) 727-0207

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Quit Claim Deed

This Deed, made and entered into this 24 day of AUGUST, 2023, by and between:

GRANTOR	**GRANTEES, OWNERS AND INDIVIDUALS RESPONSIBLE FOR PROPERTY TAX:**
CSX Transportation, Inc., **a Virginia Corporation** **500 Water Street** **Jacksonville, FL 32202**	**CSX Transportation, Inc.,** **a Virginia Corporation** **500 Water Street** **Jacksonville, FL 32202**

WITNESSETH:

That said Grantor, for and in consideration of the sum of One Dollar ($1.00) in hand paid, the receipt of which is hereby acknowledged, has remised and released and by these presents does remise, release and forever quitclaim without warranty unto the Grantee, his heirs and/or successors and assigns, all right, title claim and interest of the Grantor in and to a certain lot or parcel of land lying and being in Davidson County, City of Nashville, Tennessee, and more particularly described as follows:

SEE ATTACHED EXHIBIT A

Please also see Composite Sketch for CSX Transportation drawn by A. Lee Robertson IV, PLS, dated June 19, 2023, attached hereto as Exhibit B.

Subject to All Easements, Restrictions and Right-of-ways of Record and Not of Record.

Said parcel bing part of the 22 acres granted to the Tennessee & Alabama Railroad Co. by Articles of Agreement on the 13th day of August 1953 as recorded in the minutes of the Town of S. Nashville and confirmed by decree of Chancery Court in Minute Book N, Page 550 and as shown on the right of way and track map for Louisville and Nashville Railroad Co. Dated June 30, 1917 VS12/S1 (V11781).

CSX Transportation, Inc. being successor in interest to Tennessee & Alabama Railroad Co. and Louisville and Nashville Railroad Co.

THIS DOCUMENT HAS BEEN PREPARED WITHOUT THE BENEFIT OF TITLE EXAMINATION.

I do hereby certify, pursuant to T.C.A. 67-4-409 (a) (4), that the consideration in the amount of $-0-, is the true, correct and full consideration paid for the property herein conveyed.

Affiant

Subscribed and sworn to before me this the 24 day of AUGUST, 2023.

ANNE MURPHEY
Notary Public - State of Florida
Commission # HH 219582
My Comm. Expires Jan 23, 2026
Bonded through National Notary Assn.

Notary Public

My commission expires: 1/23/2026

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year first above written.

GRANTOR:

CSX Transportation, Inc., a Virginia Corporation

By:

Title: VP Real Estate and Industrial Development

STATE OF FLORIDA

COUNTY OF DUVAL

I, ANNE MURPHEY, a Notary Public of said county and state, do hereby certify that Christina W. Bottomley, as Vice President Real Estate and Industrial Development of CSX Transportation, Inc., a Virginia Corporation, personally appeared before me this day and acknowledged the due, voluntary execution of the foregoing instrument for the purposes therein expressed on behalf of the company.

WITNESS my hand and Notarial Seal, this 24 day of AUGUST, 2023.

ANNE MURPHEY
Notary Public - State of Florida
Commission # HH 219582
My Comm. Expires Jan 23, 2026
Bonded through National Notary Assn.

Notary Public

My Commission Expires: 1/23/2026

EXHIBIT A

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATE IN THE CITY OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED IN THE NORTHERN LINE OF CHESTNUT STREET WITHIN THE LANDS OF CSX TRANSPORTATION, INC., SAID POINT SHOWN TO HAVE STATE PLANE GRID COORDINATES NORTHING 659561.53 AND EASTING 1740751.32 (TENNESSEE STATE PLANE COORDINATE SYSTEM ADJUSTED FOR GRID USING THE FACTOR 1.00006) AND STATION 69+66.61 LEFT 28.63 FEET AS SHOWN PER THE PLANS FOR THE STATE OF TENNESSEE DOT STATE PROJ. NO. 19959-3546-94, THENCE LEAVING SAID NORTHERN LINE OF CHESTNUT STREET S46°44'36"W A DISTANCE OF 240.13 FEET TO A POINT; THENCE N80°24'47"W A DISTANCE OF 111.49 FEET TO A POINT; THENCE N25°47'18"E A DISTANCE OF 1200.66 FEET TO A POINT; THENCE S64°28'46"E A DISTANCE 207.80 FEET TO A POINT; THENCE S27°57'18"W A DISTANCE OF 849.38 FEET; THENCE S19°59'41"E A DISTANCE OF 18.31 FEET; THENCE S36°12'04"E A DISTANCE OF 44.39 FEET TO A POINT ON THE NORTHERN LINE OF CHESTNUT STREET; THENCE WITH THE NORTH LINE OF CHESTNUT STREET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 437.89 FEET AN ARC DISTANCE OF 72.95 FEET SUBTENDED BY A CHORD BEARING S54°32'51"W A CHORD DISTANCE OF 72.87 FEET TO THE POINT OF BEGINNING.

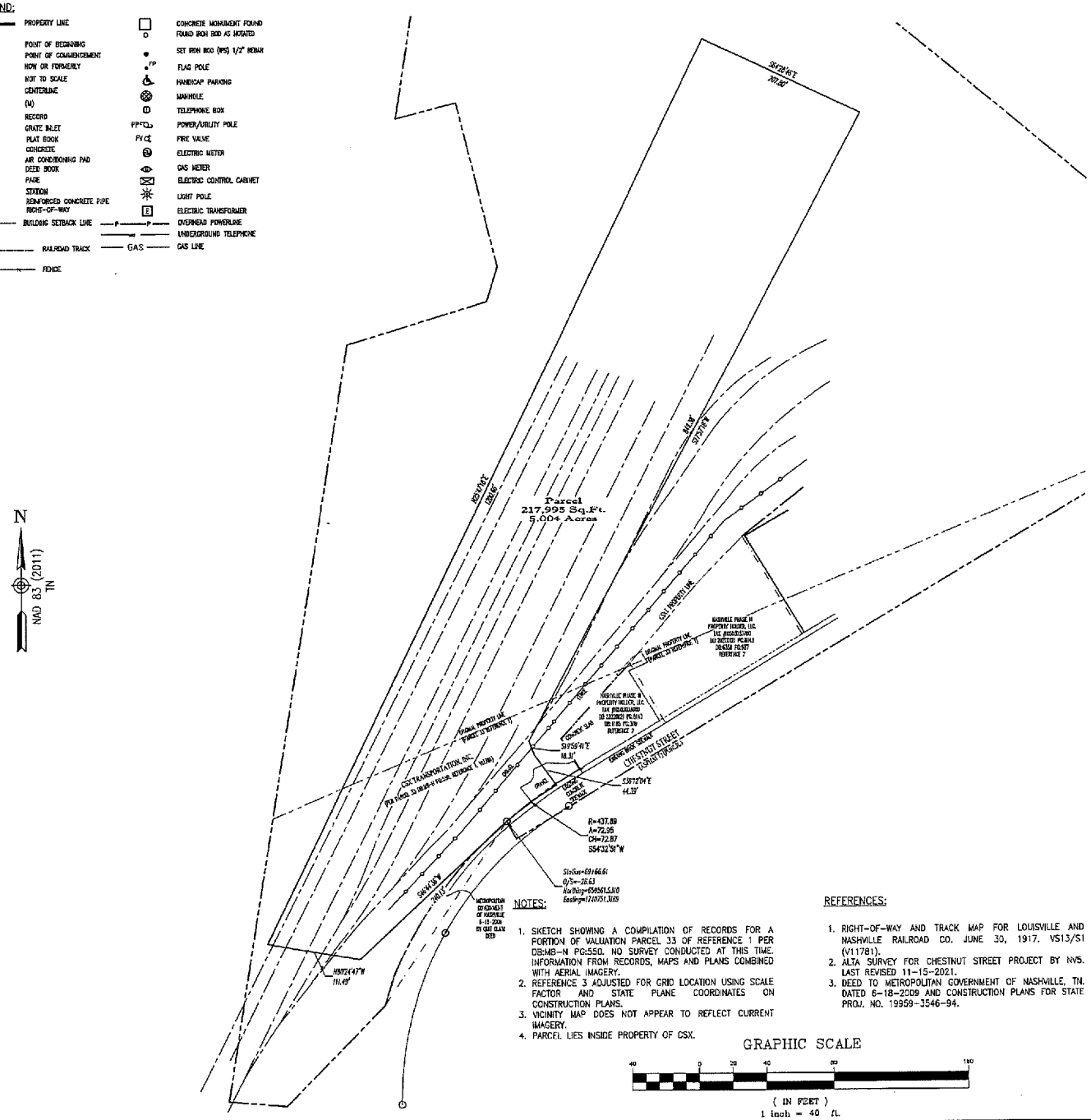
CONTAINING 217,995 SQUARE FEET OR 5.004 ACRES, MORE OR LESS. SAID PARCEL BEING PART OF THE 22 ACRES GRANTED TO THE TENNESSEE & ALABAMA RAILROAD CO. BY ARTICLES OF AGREEMENT ON THE AUGUST 13, 1953 AS RECORDED IN THE MINUTES OF THE TOWN OF S. NASHVILLE AND CONFIRMED BY DECREE OF CHANCERY COURT IN MINUTE BOOK N PAGE 550 AND AS SHOWN ON THE RIGHT OF WAY AND TRACK MAP FOR LOUISVILLE AND NASHVILLE RAILROAD CO DATED JUNE 30, 1917 VS13/S1 (V11781).

20230825006665

EXHIBIT B

LEGEND:

	PROPERTY LINE		CONCRETE MONUMENT FOUND
P.O.B.	POINT OF BEGINNING		FOUND IRON ROD AS NOTATED
P.O.C.	POINT OF COMMENCEMENT		SET IRON ROD (IRS) 1/2" REBAR
N/F	NOW OR FORMERLY	FP	FLAG POLE
(N.T.S.)	NOT TO SCALE		HANDICAP PARKING
℄	CENTERLINE		MANHOLE
(M)	(M)		TELEPHONE BOX
(R)	RECORD	PP	POWER/UTILITY POLE
GI	GRATE INLET	FV	FIRE VALVE
PB	PLAT BOOK		ELECTRIC METER
CONC=	CONCRETE		GAS METER
AC	AIR CONDITIONING PAD		ELECTRIC CONTROL CABINET
DB	DEED BOOK		LIGHT POLE
PG	PAGE	E	ELECTRIC TRANSFORMER
STA	STATION		OVERHEAD POWERLINE
RCP	REINFORCED CONCRETE PIPE		UNDERGROUND TELEPHONE
R/W	RIGHT-OF-WAY	GAS	GAS LINE
	BUILDING SETBACK LINE		
	RAILROAD TRACK		
	FENCE		



NOTES:

1. SKETCH SHOWING A COMPILATION OF RECORDS FOR A PORTION OF VALUATION PARCEL 33 OF REFERENCE 1 PER DB:MB-N PG:550. NO SURVEY CONDUCTED AT THIS TIME. INFORMATION FROM RECORDS, MAPS AND PLANS COMBINED WITH AERIAL IMAGERY.
2. REFERENCE 3 ADJUSTED FOR GRID LOCATION USING SCALE FACTOR AND STATE PLANE COORDINATES ON CONSTRUCTION PLANS.
3. VICINITY MAP DOES NOT APPEAR TO REFLECT CURRENT IMAGERY.
4. PARCEL LIES INSIDE PROPERTY OF CSX.

REFERENCES:

1. RIGHT-OF-WAY AND TRACK MAP FOR LOUISVILLE AND NASHVILLE RAILROAD CO. JUNE 30, 1917. V513/51 (V11781).
2. ALTA SURVEY FOR CHESTNUT STREET PROJECT BY NVS. LAST REVISED 11-15-2021.
3. DEED TO METROPOLITAN GOVERNMENT OF NASHVILLE, TN. DATED 6-18-2009 AND CONSTRUCTION PLANS FOR STATE PROJ. NO. 19959-3546-94.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

COMPOSITE SKETCH

FOR

CSX TRANSPORTATION

PROPERTY OF:
CSX TRANSPORTATION, INC.

SITE ID: TN-037-1102606
CITY OF NASHVILLE
DAVIDSON COUNTY, TN

REGION: S ZONE:NASHVILLE
SUBDIVISION:NASHVILLE TERMINAL

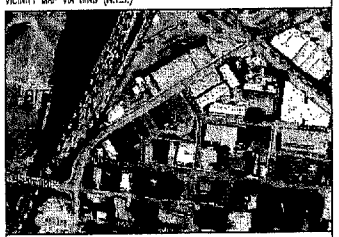
SITE ID: TN-037-1102606
MP 000 187.78 TO MP 000 187.79

A PORTION OF LANDS OF
CSX TRANSPORTATION, INC.
(REFERENCE 1)
DB:MB-N PG:550

A. Lee Robertson IV
Digitally signed by A. Lee Robertson IV
Date: 2023.08.23 14:30:42 -04'00'

A. LEE ROBERTSON IV
TN LICENSE NO. 3284

VICINITY MAP VIA BING (N.T.S.)



A LEE ROBERTSON IV AND ASSOCIATES, INC.
81 TRACE CHAIN ROAD
WOODBINE, GA 31569
(912) 673-9493 P (912) 218-2249 (F)
WWW.ALR4.NET

REV	DATE	DESCRIPTION	PM

DRAWING DATE 05-16-2023	DATE OF FIELD WORK NA
DRAWN BY A. LEE ROBERTSON IV, PLS	PROJECT MANAGER A. LEE ROBERTSON IV, PLS
PROJECT NAME CHESTNUT	SHEET SHEET 1 OF 2

True Copy Certification

I, Anne C Wright, 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 correct copy of the original document executed and authenticated according to law on 8-24-23. (date of document)

Anne C Wright

Anne C Wright

8/25/23

Date

State of Tennessee
County of Johnson

Personally appeared before me, Leticia Thomason, a notary public for this county and state, Anne C Wright, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed. This 25th day of August, 2023.

Leticia Thoma

Notary's Signature

My Commission Expires: 3/23/25
Notary' Seal (if on paper)

