THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.	CONVEYANCE TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE - EXEMPT Karen Johnson Davidson County Batch# 1052806 DEEDQC 09/21/2023 02:42:30 PM 3 pgs Fees: $17.00 Taxes: $0.00 20230921-0074412

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD., SUITE 200
GALLATIN, TN 37066

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Metropolitan Government of Nashville and Davidson County, Tennessee	**EXEMPT**	**14300001500**
P.O. Box 196300		
Nashville, TN 37219		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Friends of The Warner Parks, Inc., a Tennessee non-profit corporation,** "GRANTOR", by these presents, does hereby quitclaim and convey unto **The Metropolitan Government of Nashville and Davidson County, Tennessee,** herein called "GRANTEE", their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **Davidson County, Tennessee,** to-wit:

SEE ATTACHED EXHIBIT "A"

Being the same property conveyed to Friends of The Warner Parks, Inc., a Tennessee non-profit corporation by Special Warranty Deed from Pamela Miller, Trustee of The Barbara Miller Trust UAD July 6, 1993, dated December 14, 2021, of record in Instrument No. 20211217-0166836, Register's Office for Davidson County, Tennessee.

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

This is unimproved property commonly known as 7156 Highway 100, Nashville, TN 37221

WITNESS my/our hands this 10 day of August, 2023.

Friends of The Warner Parks, Inc.
By: Jennifer O. Hannon
Its: President

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jennifer O. Hannon,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are President of Friends of The Warner Parks, Inc. and are authorized to execute the within instrument on its behalf.

Witness my hand and seal at office on this, the 10 day of August, 2023.

My commission expires: 05/07/2024

NOTARY PUBLIC

SHERRY K WILLIAMS NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

EXHIBIT "A"

Property located in the 34th Councilmanic District of Nashville Davidson County, being Parcel 15.00 on Davidson County Property Map 143-00 and being more particularly described as follows:

Beginning at an Iron Rod (New) on the westerly right-of-way of the CSX Railroad (25' front center of railroad), being the northeast comer of the property conveyed to Paul McRedmond, of record in Instrument No. 20040217-0017876, Register's Office for Davidson County, Tennessee and being the southeast comer of the herein described property;

Thence, leaving said railroad right-of-way and following the northerly boundary of said McRedmond property, North 60 Degrees 01Minutes24 Seconds West, 262.00 Feet to an Iron Rod (New) at an obliterated fence comer post, being the northwest comer of said McRedmond property;

Thence, following the westerly boundary of said McRedmond property with remnants of an old wire fence, South 37 Degrees 43 Minutes 03 Seconds West, 155.00 Feet to a chain link fence post where an old wooden post once stood, being the southwest comer of said McRedmond property and a northerly comer of the property conveyed to Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20090723-0069245, Register's Office for Davidson County, Tennessee;

Thence, following the northerly and easterly boundary of said Metropolitan Government of Nashville and Davidson County property the next 3 calls: South 75 Degrees 19 Minutes 20 Seconds West, 279.45 Feet to an Iron Rod (New);
Thence, North 71 Degrees 05 Minutes 36 Seconds West, 214.69 Feet to an Iron Rod (Old); Thence, following the remnants of an old wire fence, North 06 Degrees 36 Minutes 20 Seconds East, 685.24 Feet to an Iron Rod (Old), being the southwest comer of the property conveyed to Friends of the Warner Parks, Inc. of record in Instrument No. 20160120-0005541, Register's Office for Davidson County, Tennessee.

Thence, following the southerly boundary of said Friends of the Warner Parks, Inc. property with the remnants of an old wire fence, South 45 Degrees 42 Minutes 01 Seconds East, 296.45 Feet to an Iron Rod (Old); Thence, South 07 Degrees 33 Minutes 16 Seconds West, 75.00 Feet to an Iron Rod (New); Thence, South 77 Degrees 12 Minutes 52 Seconds East, passing an Iron Rod (Old) at 678.58 Feet and continuing for a total distance of 692.22 Feet to a point on the westerly right-of-way of the CSX Railroad, being the southeast comer of said Friends of the Warner Parks, Inc. property;

Thence, following the westerly right-of-way of said CSX railroad with a curve to the left, having a central angle of 01 Degrees 36 Minutes 19 Seconds, a radius of 5,707.26 Feet, an arc length of 159.90 Feet and a chord bearing and length of South 33 Degrees 02 Minutes 32 Seconds West, 159.90 Feet to a point; Thence, continuing with a curve to the left, having a central angle of 00 Degrees 41 Minutes 12 Seconds, a radius of 11,692.62 Feet, an arc length of 140.12 Feet and a chord bearing and length of South 31 Degrees 46 Minutes 35 Seconds West, 140.12 Feet to the Point of Beginning. Containing 340,365 square feet or 7.81 acres.

The foregoing legal description being derived from the ALTA/NSPS Land Title Survey of 7156 Highway 100 by JW Land Surveying, LLC, Jack L. Whitson, TN R.L.S. # 1732 dated December 2,2021.

INCLUDED in the above description is a 16-foot right-of-way running along and parallel with the northwest margin of the Nashville, Chattanooga and St, Louis Railroad right-of-way created in the deed to R.V. Tarkington and wife, Gussie Tarkington, of record in Book 892, Page 283, said Register's Office.

Being the same property conveyed to Friends of The Warner Parks, Inc., a Tennessee non-profit corporation by Special Warranty Deed from Pamela Miller, Trustee of The Barbara Miller Trust UAD July 6, 1993, dated December 14, 2021, of record in Instrument No. 20211217-0166836, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

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 8/10/2023.
Date

Jennifer Russell
Affiant Signature

9/21/2023
Date

State of TN
County of Sumner

Sworn to and subscribed before me this 21 day of September, 2023.

Notary's Signature

My Commission Expires: 10/21/2024

Notary's Seal (if on paper)

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.