THIS INSTRUMENT PREPARED BY:
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Karen Johnson Davidson County
Batch# 1076445 DEEDQC
11/29/2023 12:25:15 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20231129-0092108

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL
Belmont University 1900 Belmont Blvd. Nashville, TN 37212	Same	Map 105-09, Parcels 92, 93, 94, 95, 100, 102, 103, 104 and 112

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, each of **BELMONT UNIVERSITY**, a Tennessee not-for-profit corporation, and **BELMONT REAL ESTATE HOLDINGS II, LLC**, a Tennessee limited liability company (each a "Grantor" and, together, the "Grantors"), do hereby quitclaim transfer, convey, and confirm unto **BELMONT UNIVERSITY**, a Tennessee not-for-profit corporation ("Grantee"), its heirs, successors, and assigns, all of such Grantor's right, title and interest in and to those certain parcels of land in Davidson County, State of Tennessee, more particularly described on **Exhibit A** attached hereto (the "Property").

This Property is being conveyed from Grantor to Grantor for the purpose of combining all of the parcels that make up the Property, as listed above, into a single parcel, as described on **Exhibit A**, and implementing a new legal description of the Property prepared by Chastain-Skillman, Inc. using the Tennessee State Plane Coordinate System. A mapped depiction of the resulting combined parcel is attached hereto as **Exhibit B**.

This conveyance is subject to any and all existing easements, restrictions, and other matters encumbering the Property. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands as of this 29th day of November, 2023.

BELMONT UNIVERSITY

By: _____
Name: JASON B. ROGERS
Title: EVP for External Engagement + Univ. Counsel

BELMONT REAL ESTATE HOLDINGS II, LLC

By: _____
Name: Steven T. Lasley
Title: Manager LLC

STATE OF TN)
COUNTY OF Davidson)

Before me, a Notary Public of the State and County aforesaid, personally appeared Jason B Rogers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Exec. Vice President of ***BELMONT UNIVERSITY*** (the within-named bargainor), and that he, as Exec Vice President, executed the foregoing instrument on behalf of said bargainor for the purposes therein contained by signing his name as Exec. Vice President.

Witness my hand and seal at Nashville, TN, this 29th day of November, 2023.

_____
Notary Public

My Commission Expires: 07.07.2027

LYNDA HEFLIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TN)
COUNTY OF Davidson)

Before me, a Notary Public of the State and County aforesaid, personally appeared Steven T. Lasley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be ~~Vice President~~ Manager of ***BELMONT REAL ESTATE HOLDINGS II, LLC*** (the within-named bargainor), and that he, as ~~Vice President~~ Manager executed the foregoing instrument on behalf of said bargainor for the purposes therein contained by signing his name as ~~Vice President~~ Manager.

Witness my hand and seal at Nashville, TN, this 29th day of November, 2023.

_____
Notary Public

My Commission Expires: 07.07.2027

LYNDA HEFLIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

CONSIDERATION AFFIDAVIT:

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer for Tennessee transfer tax purposes is $0.00.

Affiant manager

Sworn to and subscribed before me this 29th day of November, 2023.

Notary Public

My Commission Expires: 07.07.2027

LYNDA HEFLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

LEGAL DESCRIPTION

Being a tract of land lying in the 18th District of Davidson County, Nashville, Tennessee, a portion of said tract being Parcels A and B and closed Bernard Circle right of way (ROW) of Guilford Gazer's Bernard Circle Subdivision as recorded in Plat Book 1835, Page 12, Register's Office of Davidson County, Tennessee (RODC), being Lots 1 – 3, 20 – 24, 28 – 45, 52 – 60, a closed portion of Alley #434 ROW, a closed portion of unnamed alley ROW, a closed portion of Portland Avenue ROW and a closed portion of Barnard Avenue ROW of A Subdivision of the Lawerence Home Place as recorded in Plat Book 421, Page 163, RODC, being Lots 39 – 48, 50 – 53, a closed portion of Alley #434 ROW, a closed portion of Alley #628 ROW and a closed portion of Alley #428 ROW of D. B. Blakemore's Subdivision of Lawrence Lawn as recorded in Plat Book 161, Page 165, RODC, and being Lot 1 of Edgehill Estates, Section 61, as recorded in Plat Book 4595, Page 73, RODC. Said tract being bounded on the north by the southern right of way (ROW) of Caldwell Avenue, bounded on the east by Belmont University as recorded in Instrument Number 201811280116043, RODC, and by the western ROW of 12th Avenue South, bounded on the south by the northern ROW of Alley #951 and bounded on the west by the eastern ROW of 15th Avenue South. Said tract being more particularly described as follows:

POINT OF BEGINNING being a point lying on the southeast ROW intersection of said Caldwell Avenue and said 15th Avenue South; thence with said southern ROW of Caldwell Avenue South 82°15'09" East 791.39 feet to a point; thence leaving said ROW of Caldwell Avenue and with the common line of said Belmont University with the following: 00°39'15" West 193.02 feet to a point; thence South 83°01'26" East 8.05 feet to a point; thence South 00°33'39" East 12.22 feet to a point; thence South 83°04'52" East 156.09 feet to a point lying on said western ROW of 12th Avenue South; thence with said ROW of 12th Avenue South with the following: South 04°47'09" East 114.55 feet to a point; thence with a curve to the right having an arc length of 143.54 feet, a central angle of 09°33'46", a radius of 860.00 feet, and having a chord bearing and distance of South 00°00'16" East 143.37 feet to a point; thence South 04°48'06" West 491.89 feet to a point lying on said northern ROW of Alley #951; thence with said ROW of Alley #951 North 83°03'38" West 991.99 feet to a point lying on said eastern ROW of 15th Avenue South; thence with said ROW of 15th Avenue South with the following: North 03°40'46" East 509.87 feet to a point; thence North 04°59'58" East 249.70 feet to a point; thence North 04°45'41" East 202.65 feet to the point of beginning.

Tract contains ± 909,155 square feet or ± 20.87 acres.

Bearings based on Tennessee State Plane Coordinate System.

Being the same property conveyed (A) to **Grantor Belmont University,** (i) by Quitclaim Deed from Belmont University and Belmont Real Estate Holdings II, LLC, of record as Instrument No. 20130308-0023439, RODC (as to Map 105-09, parcel 100); (ii) by Quitclaim Deed from Belmont University, Belmont Real Estate Holdings I, LLC and Belmont Real Estate Holdings II, LLC, of record as Instrument No. 20210413-0049199, RODC (as to Map 105-09, parcel 112); (iii) by Warranty Deed from Cordell Howell, of record as Instrument No. 20080124-0007618, RODC (as to Map 105-09, parcel 104); and (iv) by Warranty Deed from Birda F. Mishaw, of record as Instrument No. 20230615-0045768, RODC (as to Map 105-09, parcel 95); and (B) to **Grantor Belmont Real Estate Holdings II, LLC**, (i) by Warranty Deed from Gregory H. Jacobson and Adrienne Darhower, of record as Instrument No. 20131113-0117269, RODC (as to Map 105-09, parcel 103); (ii) by Warranty Deed from Gail Scott, of record as Instrument No.

20170803-0079485, RODC (as to Map 105-09, parcel 92); (iii) by Quitclaim Deed from Belmont University, of record as Instrument No. 20090707-0063633, RODC (as to Map 105-09, parcel 93); and (iv) by Quitclaim Deed from Belmont University, of record as Instrument No. 20090707-0063634, RODC (as to Map 105-09, parcel 94).

Included in the above-described property is the parcel designated as Map 105-09, parcel 102 (the "Leased Parcel"), which parcel is owned in fee simple by the Metropolitan Development and Housing Agency ("Lessor") but is leased to Belmont University, pursuant to that certain Ground Lease, dated August 18, 2023, by and between Lessor and Belmont University, of record as Instrument No. 202311220091091, RODC. As provided in that certain Affidavit Consenting to Recording of Consolidation Deed, of record as Instrument No. 20231129.0092107 RODC, Lessor has consented to the inclusion of the Leased Parcel in this Consolidation Deed to allow updating of the GIS maps so that construction of lawful improvements can occur on the Leased Parcel. The Leased Parcel is the same property conveyed to Lessor by deed from Maurice Carr and wife, Joy R. Carr, of record at Book 5729, page 528, RODC.

EXHIBIT B

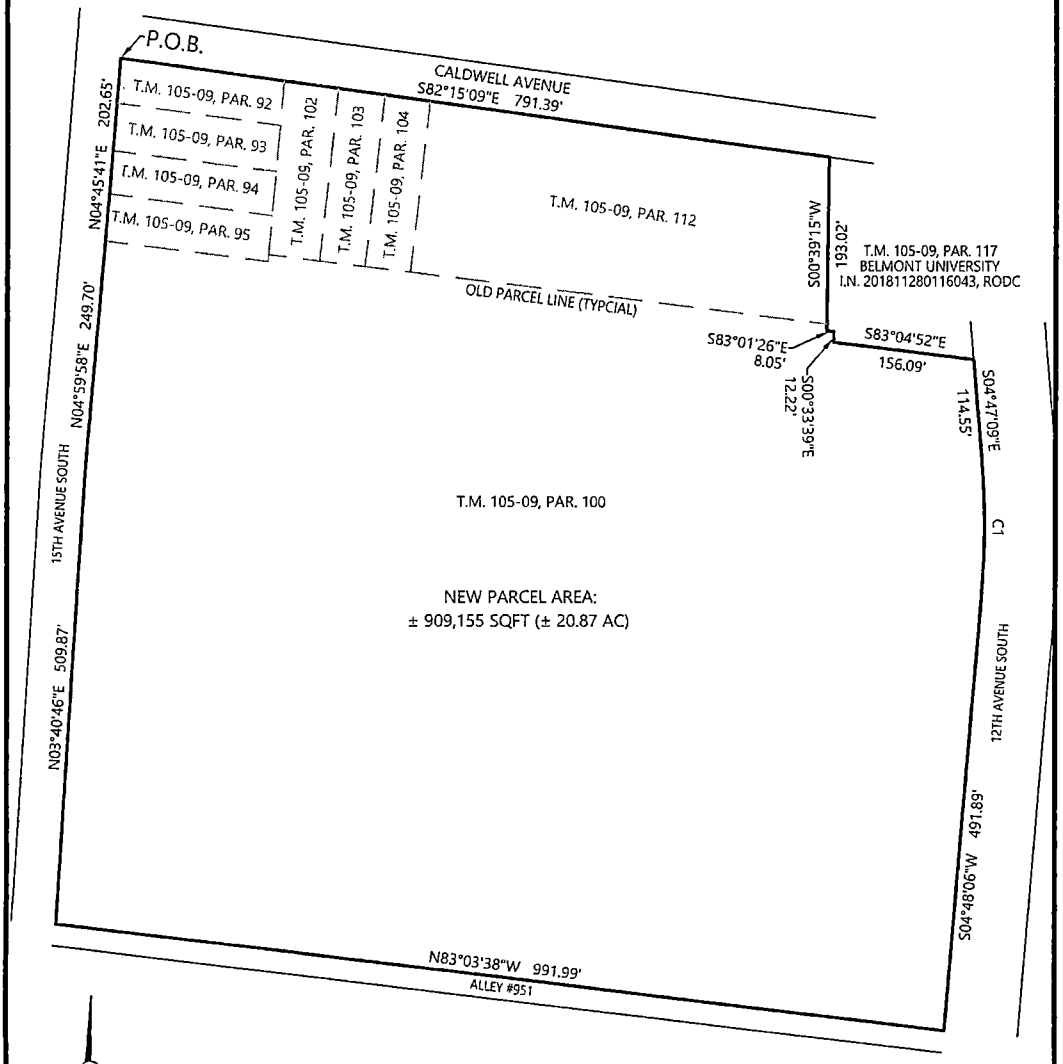
MAPPED DEPICTION OF COMBINED LOT

NOTES

1. THIS IS NOT INTENDED TO REPRESENT A FULL BOUNDARY SURVEY AND WAS DONE UNDER THE AUTHORITY OF TCA 62-18-126.

2. THIS SURVEY IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-07.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	860.00'	143.54'	143.37'	S00°00'16"E	9°33'46"



GRAPHIC SCALE

150 0 75 150

(IN FEET)
1 inch = 150 feet

CHASTAIN SKILLMAN

PARCEL CONSOLIDATION EXHIBIT

TAX MAP 105-09, PARCELS 92, 93, 94, 95, 100, 102, 103, 104 & 112
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

DATE
10/16/2023
REVISED: 11/14/2023

PROJECT NUMBER
1018523

Drawing Path: P:\10-8523\CAD\Survey\1018523_consolidation exhibit.dwg