Batch # 1108806
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Fees: $18.00 Taxes: $474.71
DEEDQC
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20240307-0016034

This instrument prepared by
State of Tennessee
Department of Transportation
Legal Office
Region III – 6601 Centennial Blvd.
Nashville, TN 37243

Federal Project No. N/A
State Project No. 19076-3234-04
Davidson County
Tract No. 1
Excess Land
Request No. 7140

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	REAL TAX RESPONSIBILITY:	MAP / PARCEL:
Ryman Corporate Properties, LLC One Gaylord Drive Nashville, Tennessee 37214	Same	062 / 111.00, 129.00

KNOW ALL MEN BY THESE PRESENTS, that, for and in consideration of the sum of ONE HUNDRED TWENTY-EIGHT THOUSAND THREE HUNDRED and NO/100 ($128,300.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, the STATE OF TENNESSEE, acting by its Commissioner of Transportation, under the authority of Tennessee Code Annotated § 12-2-112(a)(8), hereby Quitclaims unto RYMAN CORPORATE PROPERTIES, LLC, all its right, title and interest, in and to the following described real estate located in the 15th Council District of Davidson County, Tennessee:

Commencing at a found 5/8" iron rebar with Gresham Smith and Partners cap along the Southerly margin of McGavock Pike, said point also being on the Northerly line of land conveyed to Ryman Corporate Properties, LLC, of record in Instrument number 20211229-0170865, in the Register's Office for Davidson County, Tennessee, thence along said margin, South 64 degrees 39 minutes 26 seconds East, a distance of 143.63 feet to a found concrete monument, said monument also being the point of beginning of the herein described land;

Thence across the current Right-of-Way and along a new line, South 59 degrees 26 minutes 53 seconds East, a distance of 136.17 feet to a found concrete monument along the southerly margin of McGavock Pike and the northerly line of the aforementioned Ryman Corporate Properties, LLC;

Thence along the margin and Ryman Corporate Properties, LLC for the remaining calls, South 60 degrees 57 minutes 19 seconds West, a distance of 163.02 feet to a found concrete monument;

Thence along a non-tangential curve to the right, having a radius of 307.98 feet, a chord bearing North 10 degrees 54 minutes 31 seconds East, a chord distance of 134.31 feet, for an arc length of 135.40 feet to a found concrete monument;

Thence North 00 degrees 35 minutes 03 seconds West, a distance of 16.48 feet to the point of beginning, having an area of 10,017.345 square feet or 0.23 acres of land, more or less.

Being part or all of the property acquired by the State of Tennessee by Warranty Deed recorded in Book 10215, Page 783, in the Register's Office of Davidson County, Tennessee.

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This conveyance is made and accepted subject to the following conditions which will be binding upon the Grantees, their successors and assigns, and shall run with the land in perpetuity.

Said conditions are as follows:

(1) no person, on the grounds of sex, handicap, race, color, religion, age, or national origin shall be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination in the use of any public accommodations which may be constructed on the above described land;

(2) that in connection with the construction of any improvements on said lands and the furnishings of services thereon, no discrimination shall be practiced and in the selection of employees and contractors, by contractors in the selection and retention of first-tier subcontractors and by first-tier subcontractors in the selection of the retention of second-tier subcontractors;

(3) that such discrimination shall not be practiced against the public in their access to and use of the facilities and services provided for public accommodations (such as eating, sleeping, rest, recreation, and vehicle servicing) constructed or operated on the above described land;

(4) that the Grantee complies with all other requirements imposed pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation Effectuation of Title VI of the Civil Rights Act of 1964, and as said Regulations may be amended, Title 49, Code of Federal Regulations, Part 27, Nondiscrimination on the Basis of Handicap in Programs and Activities Receiving or Benefiting from Federal Financial Assistance; and 23 U.S.C. § 324;

(5) that this conveyance is subject to any interest a person(s), business, governmental entity, or utility may have in the placement and maintenance of existing utility facilities located on the property.

REFERENCE: The Legal Description contained herein was prepared by Christopher Lyle Goetz, Tennessee Registered Land Surveyor number 2660, on June 15, 2023, and is based on previous survey work conducted by Gresham Smith under Project No. 42355.00. All references are derived from official plans on file at the Tennessee Department of Transportation, 7th Floor, James K. Polk Building, 505 Deaderick Street, Nashville, TN 37243-0348.

IN WITNESS WHEREOF, the STATE OF TENNESSEE, acting through its Commissioner of Transportation, has caused this instrument to be executed this the 29 day of January, 2024

STATE OF TENNESSEE

BY: _____
HOWARD H. ELEY
COMMISSIONER OF TRANSPORTATION

Federal Project No. N/A
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STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, in and for said County and State, HOWARD H. ELEY, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Commissioner of Transportation, and that, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the State of Tennessee by himself as such Commissioner.

WITNESS my hand and official seal at office in Nashville, Tennessee, this 29 day of January, 2024

NOTARY PUBLIC

SUZANNE M ROSILES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

My Commission Expires:

May 9, 2026

STATE OF Tennessee
COUNTY OF Davidson

I (or we) hereby offering this instrument for recording within the meaning of the Statutes of the State of Tennessee, under Tenn. Code Ann. § 67-4-409, swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $128,300.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and SUBSCRIBED before me this 5th day of March, 2024

NOTARY PUBLIC

CAROLINE C. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

My Commission Expires:

May 7, 2024