

CITY OF FRANKLIN, TENNESSEE  
PARTIAL RELEASE AND CONSENT TO EASEMENT  
COF Contract No. 2017-0097

Instrument Prepared By:  
City of Franklin  
109 Third Avenue South  
Franklin, Tennessee 37064

Releasor Address:  
Provident Funding  
1235 N. Dutton Ave Suite E  
Santa Rosa, CA 95401

Property Address:  
609 Murfreesboro Road  
Franklin, TN 37064

FEDERAL PROJ. NO. N/A

WILLIAMSON COUNTY

STATE PROJ. NO. N/A

TRACT(S) 11

MAP/PARCEL 78/63.01

REFERENCE 609 Murfreesboro Road

PROPERTY OWNER Darrell Darnauer and Debra Darnauer

Pick Up

KNOW ALL MEN BY THESE PRESENTS, that Provident Funding Assoc. L.P., who declares that it is the lawful holder of a Deed of Trust for the above named property owned by Darrell + Debra Darnauer, secured by a Deed of trust recorded in Book 4764, Page 24 in the Register's Office of Williamson County, Tennessee, executes this instrument for good and valuable consideration, the receipt of which is hereby acknowledged, for the purpose of releasing and discharging only the following real property conveyed in fee simple from said \_\_\_\_\_, and for the purpose of consenting to the easement(s) granted to the CITY OF FRANKLIN on the following real property and subordinating its interest therein to that of the CITY OF FRANKLIN:

Inst  
09011889

**The below described tract located in the 9 Civil District of Williamson County is part of the property conveyed to Darrell & Debra Darnauer record in Deed Book 3641, Page 264 in the Register's Office of Williamson County, Tennessee.**

**RIGHT-OF-WAY**

Beginning at the point of intersection of the northern right-of-way line of State Route 96E and the western right-of-way line of Eddy Lane, said point being the most southeast corner of Tract 11; Thence leaving said right-of-way line of State Route 96E, with the eastern property line of Tract 11 along the western boundary right-of-way line of Eddy Lane, North 8 degrees 58 minutes 24 seconds East a distance of 45.12 feet to a point; thence leaving said eastern property line of Tract 11, North 81 degrees 01 minutes 36 seconds West a distance of 54.64 feet to a point; thence leaving said point, South 7 degrees 02 minutes 26 seconds West a distance of 46.14 feet to a point, said point being along the said right-of-way of State Route 96E; thence leaving said point, with the right-of-way of State Route 96E, along a curve having an arc distance of 53.10 feet, a radius of 11,426.57 feet and a central angle of 0 degrees 15 minutes 58 seconds, said curve having chord bearing of South 82 degrees 06 minutes 17 seconds East for a chord distance of 53.10 feet to the point of beginning.

The above described easement contains 2,458.61 square feet, more or less

## **PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENT**

Commencing at the point of intersection of the northern right-of-way line of State Route 96E and the western right-of-way line of Eddy Lane, said point being the most southeast corner of Tract 11; thence leaving said point, with the northern right-of-way line of State Route 96E, along a curve having an arc distance of 53.10 feet, a radius of 11,426.57 feet and a central angle of 0 degrees 15 minutes 58 seconds, said curve having a chord bearing of North 82 degrees 06 minutes 17 seconds West for a chord distance of 53.10 feet to the point of beginning; thence leaving said right-of-way line of State Route 96E, North 7 degrees 02 minutes 26 seconds East a distance of 20.95 feet to a point; thence leaving said point, North 83 degrees 23 minutes 36 seconds West a distance of 231.56 feet to a point along; thence leaving said point, North 81 degrees 42 minutes 52 seconds West a distance of 60.79 feet to a point along the western property line of Tract 11; thence leaving said point, with the western property line of Tract 11, South 9 degrees 37 minutes 28 seconds West a distance of 11.73 feet to a point, said point being along the northern right-of-way of State Route 96E; thence leaving the western property line of Tract 11, with the right-of-way of State Route 96E, along a curve having an arc distance of 293.00 feet, a radius of 11,426.57 feet and a central angle of 1 degrees 28 minutes 09 seconds, said curve having chord bearing of South 81 degrees 14 minutes 14 seconds East and a chord distance of 292.99 feet to the point of beginning.

The above described easement contains 4,757.73 square feet, more or less

## **TEMPORARY SLOPE / CONSTRUCTION EASEMENT**

Commencing at the point of intersection of the northern right-of-way line of State Route 96E and the western right-of-way line of Eddy Lane, said point being the most southeast corner of Tract 11; thence leaving said right-of-way of State Route 96E, with the eastern property line of Tract 11 along the western right-of-way line of Eddy Lane, North 8 degrees 58 minutes 24 seconds East a distance of 45.12 feet to the Point of Beginning; thence leaving said eastern property line of Tract 11, North 70 degrees 36 minutes 25 seconds West a distance of 55.27 feet to a point; thence leaving said point, North 79 degrees 23 minutes 13 seconds West a distance of 81.51 feet to a point; thence leaving said point, North 84 degrees 38 minutes 39 seconds West a distance of 78.95 feet to a point; thence leaving said point, South 58 degrees 55 minutes 11 seconds West a distance of 45.00 feet to a point; thence leaving said point, North 81 degrees 51 minutes 08 seconds West a distance of 59.71 feet to a point; thence leaving said point, North 74 degrees 31 minutes 53 seconds West a distance of 37.22 feet to a point along the western property line of Tract 11; thence leaving said point, with the western boundary of Tract 11, South 9 degrees 37 minutes 28 seconds West a distance of 17.21 feet to a point; thence leaving the western boundary of Tract 11, South 81 degrees 42 minutes 52 seconds East a distance of 60.79 feet to a point; thence leaving said point, South 83 degrees 23 minutes 36 seconds East a distance of 231.56 feet to a point; thence leaving said point, North 7 degrees 02 minutes 26 seconds East a distance of 25.19 feet to a point; thence leaving said point, South 81 degrees 01 minutes 36 seconds East a distance of 54.64 feet to the point of beginning.

The above described easement contains 8689.63 square feet, more or less

The undersigned further specifically releases the City of Franklin, its agents, employees, contractors, successors and assigns, from any and all claims or damages that may result from or arise out of the above-named property, including those compensable in eminent domain and/or the construction of the above-named highway project, but not including physical damages to the property that may occur outside the right-of-way and easements during the period of construction.

IN TESTIMONY WHEREOF, the undersigned has caused this instrument to be executed this 09 day of June, 20 17.

Provident Funding Assoc. L.P  
RELEASOR NAME

BY: [Signature]  
Harren M Corkins

TITLE: Asst Vice Pres

STATE OF TENNESSEE  
COUNTY OF WILLIAMSON

Personally appeared before me, a notary public in and for the State and County aforesaid, \_\_\_\_\_, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

WITNESS my hand at office this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:

\_\_\_\_\_

See attached

# ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

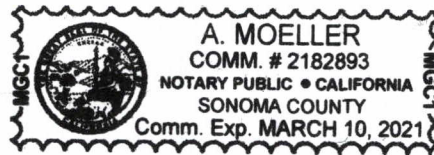
State of California  
County of Sonoma )


On June 9, 2017 before me, A.Moeller, a notary public  
(insert name and title of the officer)

personally appeared Karen M Corkins-----,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature  (Seal)

BK: 7112 PG: 778-781

17025935

4 PGS:AL-EASEMENT	
496371	
<b>06/29/2017 - 10:26 AM</b>	
BATCH	496371
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	20.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	22.00

STATE OF TENNESSEE, WILLIAMSON COUNTY

**SADIE WADE**  
REGISTER OF DEEDS