

This Instrument Was Prepared By:
City of Franklin, Tennessee
P.O. Box 305
Franklin, TN 37065

QUITCLAIM DEED
COF Contract No. 2019-0008

Address New Owner(s)
City of Franklin
109 3rd Avenue South
Franklin, TN 37064

Send Tax Bill To:
N/A

Portion of Map:
061 Parcel: 2.02

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is \$4,940.00. This is an exempt transaction.

Eric S. Stanley
Affiant

Subscribed and sworn to before me, this the 23 day of April, 2019

Vicki L. Parr
Notary Public
My Commission Expires: 2/23/20



KNOW ALL MEN BY THESE PRESENTS, that I/we **AVALON SQUARED, LLC ("Grantor")** in consideration of the sum of One and No/100 Dollar (\$1.00), the receipt of which is hereby acknowledged, does hereby remise, release and forever quitclaim unto **THE CITY OF FRANKLIN, TENNESSEE, ("Grantee")** all right, title and interest in a certain parcel of land more particularly described in **Exhibit A** attached hereto.

TO HAVE AND TO HOLD, the granted premises, with all the rights, easements and appurtenances thereto belonging, to the said Grantee, its successors and assigns, to their own use and behold forever.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect said property.

(Signatures on Page 2)

IN WITNESS WHEREOF, we have set our hands on this the ____ day of _____, 2019.

GRANTOR:

AVALON SQUARED, LLC

By: _____
Gary W. Parkes, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public of said State and County, The within named **Gary W. Parkes**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledge himself to be the Chief Manager of Avalon Squared, LLC, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this _____ day of _____, 2019.

NOTARY PUBLIC
My Commission Expires: _____

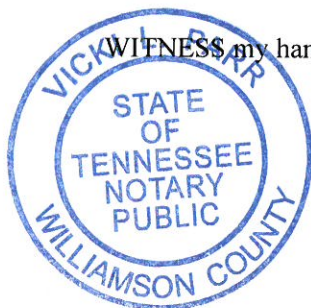
GRANTEE:

CITY OF FRANKLIN

Eric S. Stuckey
Eric S. Stuckey
City Administrator

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public of said State and County, **Eric S. Stuckey**, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the City Administrator of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.



WITNESS my hand and seal this 23 day of April, 2019.

Vicki L. Paro
NOTARY PUBLIC
My Commission Expires: 2/23/20

ROW_NW

RIGHT OF WAY DEDICATION

A right of way dedication lying in the Fourteenth Civil District of Williamson County, City of Franklin, Tennessee. Said dedication shown on Exhibit "A" which is attached hereto and made a part of this document. Said dedication being a portion of the Avalon Squared, LLC property of record in Deed Book 3021, page 95, Register's Office for Williamson County, Tennessee (R.O.W.C), and being more particularly described as follows:

BEGINNING in a curve on the northerly right of way line of East McEwen Drive at the northwest quadrant on the west side of Cool Springs Boulevard, same being at the intersection with an existing Mallory Valley Utility District easement of record in Book 4130, Page 735, R.O.W.C.;

THENCE, along said right of way the following calls:

With a curve to the right having a central angle of 26° 03' 52", a radius of 70.00 feet a tangent of 16.20 feet, and a chord of S 65° 18' 19" W, 31.57 feet for an arc length of 31.84 feet,

S 78° 20' 22" W, 8.40 feet;

THENCE, leaving said right of way crossing Avalon Squared, LLC property the following calls:

N 24° 13' 29" E, 11.83 feet,

N 69° 13' 29" E, 34.30 feet to the existing MVUD easement,

THENCE, with said existing easement S 00° 07' 20" W, 8.07 feet to the **POINT OF BEGINNING**.

Containing 360 Square Feet or 0.008 Acre

