

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

**QUIT CLAIM DEED**  
**COF Contract No. 2019-0009**

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

Send Tax Bill To:  
N/A

Portion of Map:  
061 Parcel: 2.15

STATE OF TENNESSEE )  
COUNTY OF WILLIAMSON )

The actual consideration for this transfer is \$44,543.00. This is an exempt transaction.

*Eric S. Stucky*  
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 00/100 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**

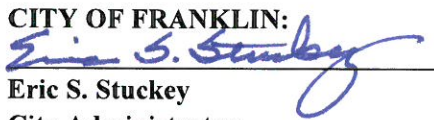
STATE OF TENNESSEE  
COUNTY OF WILLIAMSON

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.

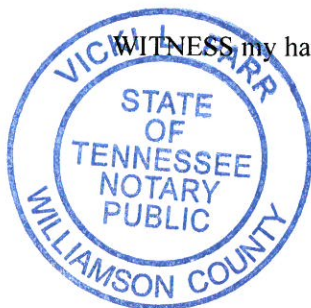
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_

**GRANTEE:**

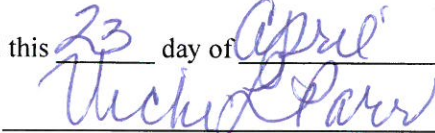
**CITY OF FRANKLIN:**  
  
**Eric S. Stuckey**  
**City Administrator**

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.

  
NOTARY PUBLIC  
My Commission Expires: 2/23/20

**ROW\_SW**

**RIGHT OF WAY DEDICATION**

A right of way dedication lying in the Eighth 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** from the intersection of the present southerly right of way line of East McEwen Drive with the proposed southerly right of way line of East McEwen Drive at the southwest quadrant on the west side of Oxford Glen Drive;

**THENCE**, with the existing southerly right of way the following calls:

N 89° 57' 53" E, 17.94 feet,

With a curve to the right, having a central angle of 86° 50' 37", a radius of 110.00 feet, a tangent of 104.10 feet, and a chord of S 46° 36' 46" E 151.22 feet for an arc length of 166.73 feet,

S 03° 11' 25" E, 42.94 feet;

**THENCE**, leaving the existing right of way and with the proposed right of way the following calls:

With a curve to the left a central angle of 08° 00' 27", a radius of 380.50 feet, a tangent of 26.63 feet, and a chord of N 14° 53' 16" W, 53.13 feet for an arc length of 53.18 feet,

S 71° 06' 30" W, 4.72 feet,

N 20° 31' 03" W, 17.66 feet,

N 31° 46' 03" W, 21.66 feet,

N 54° 25' 46" W, 50.02 feet,

N 57° 29' 49" W, 51.55 feet;

With a curve to the left, having a central angle of 11° 57' 29", a radius of 55.50 feet, a tangent of 5.81 feet, and a chord of N 63° 28' 34" W, 11.56 feet for an arc length of 11.58 feet to the **POINT OF BEGINNING**.

Containing 3,314 Square Feet or 0.08 Acre, more or less;

**SLOPE\_SW**

**SLOPE EASEMENT**

Being an easement lying adjacent to and outside of the above described proposed right-of-way line of Oxford Glen Drive and East McEwen Drive and being more particularly described as follows:

**BEGINNING** at the intersection of the present southerly right of way line of East McEwen Drive with the proposed southerly right of way line of East McEwen Drive at the southwest quadrant on the west side of Oxford Glen Drive same being S 89° 57' 53" W, 17.94 feet from the northwesterly radius return;

**THENCE**, leaving the present right of way along the proposed right of way the following calls:

Along a curve to the right, having a central angle of 11° 57' 29", a radius of 55.50 feet, a tangent of 5.81 feet, and a chord of S 63° 28' 34" E, 11.56 feet for an arc length of 11.58 feet,

S 57° 29' 49" E, 51.55 feet,

S 54° 25' 46" E, 50.02 feet,

S 31° 46' 03" E, 21.66 feet,

S 20° 31' 03" E, 17.66 feet,

N 71° 06' 30" E, 4.72 feet,

Along a curve to the right, having a central angle of 08° 00' 27", a radius of 380.50 feet, a tangent of 26.63 feet, and a chord of S 14° 53' 16" E, 53.13 feet for an arc length of 53.18 feet;

**THENCE**, with said right of way S 03° 11' 26" E, 17.03 feet;

**THENCE**, leaving said right of way with new lines the following calls:

N 17° 47' 49" W, 89.49 feet,

With a curve to the left, having a central angle of 39° 42' 00", a radius of 24.50 feet, a tangent of 8.84 feet, and a chord of N 37° 38' 49" W, 16.64 feet for an arc length of 16.98 feet,

N 57° 29' 49" W, 121.63 feet,

N 89° 57' 53" E, 8.92 feet to the **POINT OF BEGINNING**.

Containing 1,043 Square Feet or 0.02 Acre, more or less.

**10-FOOT TEMPORARY CONSTRUCTION EASEMENT**

Running with and parallel to the westerly line of the above described slope easement is a temporary construction easement ten feet in width.

DATE OF <b>MPS</b>	DATE OF <b>OTT</b>
EXH -3	
26506000	2/20/2019