

This instrument was prepared by:
 City of Franklin, Tennessee
 P.O. Box 305
 Franklin, TN 37065

AGREEMENT FOR DEDICATION OF EASEMENT

COF Contract No. 2019-0274

Owner	County	Deed Book	Page
William Joseph Czarneski & Jennifer Czarneski	Williamson	3968	488

Project	Tax Map	Parcel	Tract
Parish Presbyterian Church	80C Group D	21.00	N/A

KNOW ALL MEN BY THESE PRESENTS, that the undersigned,

William Joseph Czarneski & Jennifer Czarneski

("Grantor") has bargained and sold, and by these presents does transfer and convey unto the CITY OF FRANKLIN, TN ("Grantee") the land and/or land rights, more particularly described as follows:

The following described property located in the City of Franklin, Tennessee 14th Civil District of Williamson County, Tennessee, to wit:

PERMANENT SANITARY SEWER EASEMENT

Commencing at an iron pin found in the west property line of the Parrish PCA, Inc. property as shown in Book 5129, Page 13 (R.O.W.C., TN.), and the east property line of herein reference lot 992; thence, along said property line, N 02°22'24"E, a distance of 72.99' to the **Point of Beginning**, said point having coordinates of Northing: 579934.00, Easting: 1739590.74; thence, leaving said east property line, along the south line of herein described proposed sanitary sewer easement, N 87°14'27"W, a distance of 30.51' to a point, said point being the southwest corner of herein described easement; thence, along the east side of an existing 30 foot public utility and drainage easement, and the west side of herein described easement, N 39°06'30"E, a distance of 24.83' to a point, said point being the northwest corner of herein described easement; thence, along the south side of an existing 10' wide public utility and drainage easement, and the north side of herein described easement, S 87°14'27"E, a distance of 15.66' to a point in the aforementioned east property line of

Parrish PCA, Inc; thence, along said property line, and the east side of herein described easement, S 02°22'24"W , a distance of 20.00' to the **Point of Beginning** and containing 462 Sq. Ft. or 0.01 Acres.

CONSTRUCTION EASEMENT

Commencing at an iron pin found in the west property line of the Parrish PCA, Inc. property as shown in Book 5129, Page 13 (R.O.W.C., TN.), and the east property line of herein reference lot 992; thence, along said property line, N 02°22'24"E, a distance of 62.99' to the **Point of Beginning**, said point having coordinates of Northing: 579924.02, Easting: 1739590.18; thence, leaving said east property line, along the south line of herein described Temporary construction easement, N 87°14'27"W, a distance of 37.94' to a point, said point being the southwest corner of herein described easement; thence, along the east side of an existing 30 foot public utility and drainage easement, and the west side of herein described easement, N 39°06'30"E, a distance of 12.42' to a point, said point being the northwest corner of herein described easement; thence, along the south side of the above described Sanitary sewer easement, and the north side of herein described easement, S 87°14'27"E, a distance of 30.51' to a point in the aforementioned east property line of Parrish PCA, Inc.; thence, along said property line, and the east side of herein described easement, S 02°22'24"W , a distance of 10.00' to the **Point of Beginning** and containing 342 Sq. Ft.

By this easement the Grantor hereby conveys an easement for the construction of a working area and erosion control outside the proposed right of way line. The title to the above described land remains vested in the Grantor, and is used by the Grantee or its designee, the City of Franklin, its contractors or assigns for a period of 3 years, from and after the commencement of construction.

Property Located at 2221 Wolford Circle
Franklin, TN 37067

Being all or a portion of land acquired by Grantor under instrument of record in Book 42, Page 117 in the Register's Office of Williamson County, Tennessee.

This conveyance is made in consideration of Ten and No/100 Dollars (\$10.00), cash in hand paid, the receipt of which is hereby acknowledged, and said consideration includes payment for the property conveyed herein, and any other additions/features specifically noted herein or more particularly shown by words, figures, signs and symbols on attached **Exhibit A**, which is made a part hereof. The above consideration also includes payment for or the elimination of all actual or incidental damages to the remainder otherwise compensable under the Tennessee laws of eminent domain.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging, except as may be specified otherwise herein, to the Grantee. Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a right to convey it and the same is unencumbered.

And Grantor does further covenant and bind itself and its representatives, to warrant and forever defend the title to said land to the Grantee against the lawful claims of all persons whomsoever. 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.

Witness our hand this 21st day of September, 20 19.

William Joseph Czarneski
(Signature)

William Joseph Czarneski
(Printed Name)

Jennifer W. Czarneski
(Signature)

Jennifer W. Czarneski
(Printed Name)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public of said State and County, the within named William Joseph + Jennifer Czarneski, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledge that he or she executed the within instrument for the purposes therein contained and who further acknowledged that he or she is the 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 official seal at office this 21st day of September, 2019.



Teresa Dalton Sharp
NOTARY PUBLIC
My Commission Expires: 2-26-23

CITY OF FRANKLIN:

Eric S. Stuckey
Eric S. Stuckey
City Administrator

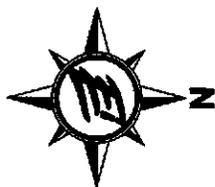
State of Tennessee
County of Williamson

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 acknowledges 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 25 day of September, 2019.



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



TN STATE PLANE

PARCEL ID: 080C D 02700 00014080C
 JASON MANN
 & LESLEY M. MANN
 D.B.8221, P.G. 248
 R.O.W.C., TN

PARCEL ID: 080C D 02200 00014080C
 SALVATORE ALUOTTO &
 ANITA M. ALUOTTO
 D.B.8921, P.G. 1978
 R.O.D.C., TN

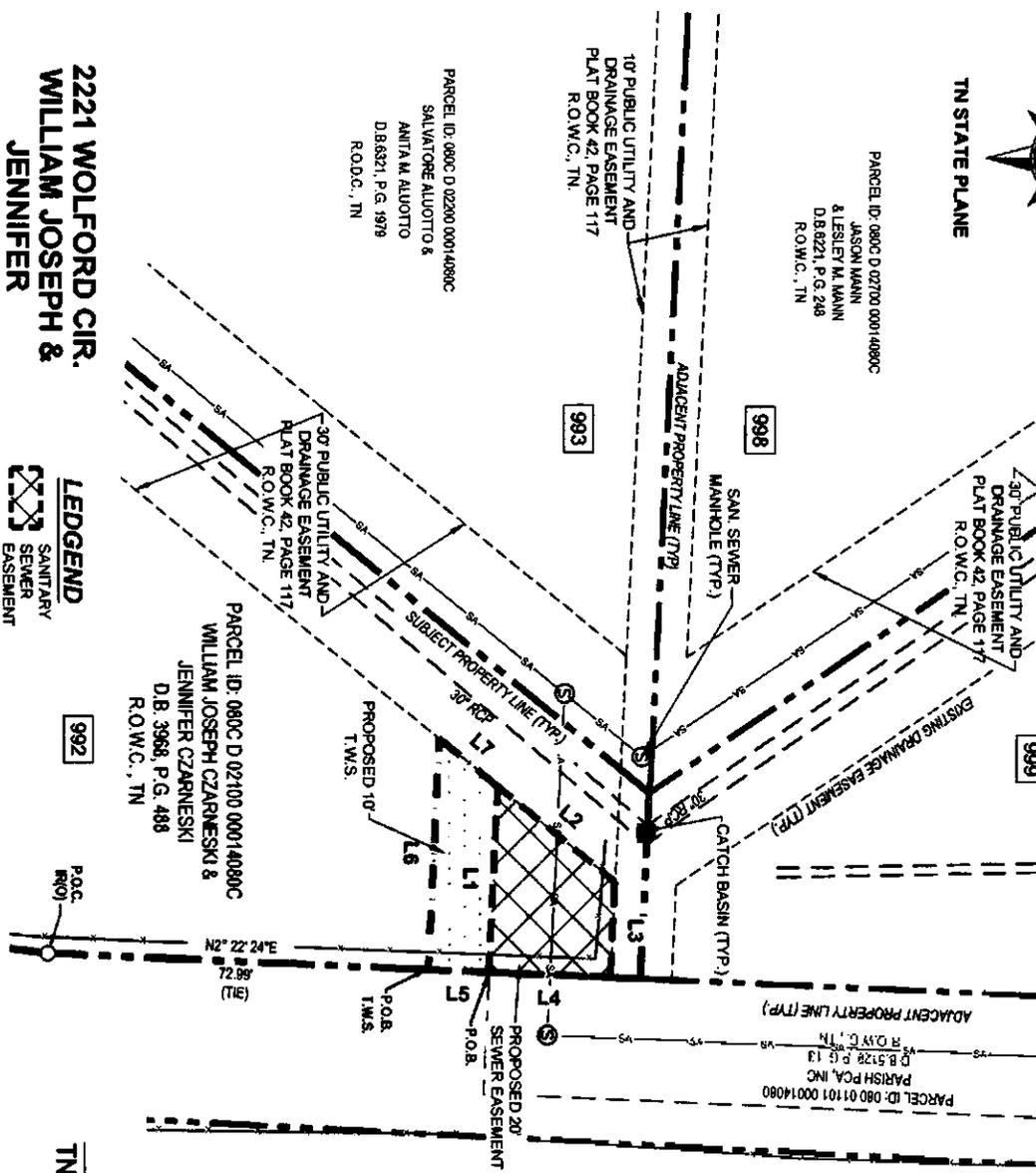
PARCEL ID: 080C D 02800 00014080C
 MARYAN BHARADWAJ &
 RADHA KRISHNA MOORTHY
 D.B.8092, P.G. 646
 R.O.W.C., TN

PARCEL ID: 080C D 02100 00014080C
 WILLIAM JOSEPH CZARNESKI &
 JENNIFER CZARNESKI
 D.B. 3968, P.G. 488
 R.O.W.C., TN

2221 WOLFORD CIR.
 WILLIAM JOSEPH &
 JENNIFER
 CZARNESKI
PROPOSED EASEMENT

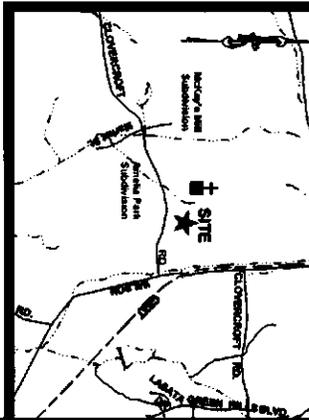
NASHVILLE, DAVIDSON COUNTY
 TENNESSEE
 DATE: AUGUST 7, 2019

AREA TABLE		
DESCRIPTION	SQ. FT.	ACREAGE
PERMANENT EASEMENT	462	0.01
TEMPORARY WORKSPACE	342	0.01



LEGEND
 SANITARY SEWER EASEMENT
 T.W.S.

GRAPHIC SCALE (IN FEET)



VICINITY MAP
 NOT TO SCALE

Line Table		
Line #	Direction	Length
L1	N87° 14' 27" W	30.51
L2	N39° 06' 30" E	24.83
L3	S87° 14' 27" E	15.66
L4	S2° 22' 24" W	20.00
L6	S2° 22' 24" W	10.00
L6	N87° 14' 27" W	37.94
L7	N39° 06' 30" E	12.42

BENNIE O. WHEELER
 REGISTERED LAND SURVEYOR
 No. 1546
 Tennessee
 8/7/2019

THIS SURVEY WAS DONE UNDER THE AUTHORITY OF TCA 42-18-126 AND IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0600-3-07. THE INFORMATION SHOWN ON THIS EXHIBIT WAS DERIVED FROM RECORDED DEEDS, PLATS, AND FIELD MEASUREMENTS. SAID PROPERTY IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE WORK WAS FURNISHED TO THE SURVEYOR PRIOR TO THIS EXHIBIT. THIS EXHIBIT IS FOR RIGHT-OF-WAY OR EASEMENT ACQUISITION ONLY AND IS NOT INTENDED TO BE A BOUNDARY SURVEY OF THE PROPERTY SHOWN HEREON.

BK/PG: 7754/726-731
19039476

6 PGS : EASEMENT	
CHERYL MARTIN 617326 - 19039476	
09/26/2019 - 10:15:21 AM	
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	30.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	32.00

Certificate of Authenticity

STATE OF TENNESSEE, WILLIAMSON COUNTY

SHERRY ANDERSON

REGISTER OF DEEDS

I, Sarah Reop, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Sarah Reop

Signature

State of TENNESSEE
County of WILLIAMSON

Personally appeared before me, MELDA L. KINCAIDE, a notary public for this county and state, WILLIAMSON, TENNESSEE who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Melda L. Kincaide

Notary's Signature

My Commission Expires: 3/23/2021

Notary's Seal (If on paper)

