

# LEGISLATIVE TRACKING FORM

Filing for Council Meeting Date: 7/15/25Resolution ☒ Ordinance

Contact/Prepared By: \_\_\_\_\_

Date Prepared: \_\_\_\_\_

Title (Caption): An ordinance authorizing the granting of a temporary construction easement to Autumn Lake Apartments, L.P. on a parcel or property owned by the Metropolitan Government of Nashville and Davidson County (Proposal No. 2025M-025AG-001).

Submitted to Planning Commission? N/A Yes-Date: \_\_\_\_\_ Proposal No: \_\_\_\_\_

Proposing Department: \_\_\_\_\_ Requested By: \_\_\_\_\_

Affected Department(s): \_\_\_\_\_ Affected Council District(s): \_\_\_\_\_

## Legislative Category (check one):

<input type="checkbox"/> Bonds	<input type="checkbox"/> Contract Approval	<input type="checkbox"/> Intergovernmental Agreement
<input type="checkbox"/> Budget - Pay Plan	<input type="checkbox"/> Donation	<input type="checkbox"/> Lease
<input type="checkbox"/> Budget - 4%	<input type="checkbox"/> Easement Abandonment	<input type="checkbox"/> Maps
<input type="checkbox"/> Capital Improvements	<input type="checkbox"/> Easement Accept/Acquisition	<input type="checkbox"/> Master List A&E
<input type="checkbox"/> Capital Outlay Notes	<input type="checkbox"/> Grant	<input type="checkbox"/> Settlement of Claims/Lawsuits
<input type="checkbox"/> Code Amendment	<input type="checkbox"/> Grant Application	<input type="checkbox"/> Street/Highway Improvements
<input type="checkbox"/> Condemnation	<input type="checkbox"/> Improvement Acc.	<input type="checkbox"/> Other: _____

FINANCE Amount +/-: \$ \_\_\_\_\_

Funding Source: Capital Improvement Budget  
Capital Outlay Notes  
Departmental/Agency Budget  
Funds to Metro  
General Obligation Bonds  
Grant  
Increased Revenue Sources

Approved by OMB: Anon Pratt AB

Approved by Finance/Accounts: \_\_\_\_\_

Approved by Div Grants Coordination: \_\_\_\_\_

Match: \$ \_\_\_\_\_

Judgment and Losses  
 Local Government Investment Project  
 Revenue Bonds  
 Self-Insured Liability  
 Solid Waste Reserve  
 Unappropriated Fund Balance  
 4% Fund

Other: \_\_\_\_\_ Date to Finance Director's Office: 8/13/2025 | 10:10 AM CDT

**APPROVED BY**  
**FINANCE DIRECTOR'S OFFICE:** Jennine Reed/mjw

## ADMINISTRATION

Council District Member Sponsors: \_\_\_\_\_

Council Committee Chair Sponsors: \_\_\_\_\_

Approved by Administration: \_\_\_\_\_ Date: \_\_\_\_\_

## DEPARTMENT OF LAW

Date to Dept. of Law: 8/14/2025 | 9:33 AM CDT Approved by Department of Law: Justin Marsh

Settlement Resolution/Memorandum Approved by: \_\_\_\_\_

Date to Council: \_\_\_\_\_ For Council Meeting: \_\_\_\_\_ ☐ E-mailed Clerk
☐ All Dept. Signatures ☐ Copies ☐ Backing ☐ Legislative Summary ☐ Settlement Memo ☐ Clerk Letter ☐ Ready to File

Department of Law – White Copy

Administration –Yellow Copy

Finance Department - Pink Copy

ORDINANCE NO. \_\_\_\_\_

An ordinance authorizing the granting of a temporary construction easement to Autumn Lake Apartments, L.P. on a parcel or property owned by the Metropolitan Government of Nashville and Davidson County (Proposal No. 2025M-025AG-001).

WHEREAS, the Metropolitan Government of Nashville and Davidson County owns certain real property (Parcel ID No. 329; the “Property”); and,

WHEREAS, Autumn Lake Apartments, L.P. has requested a temporary construction easement (the “Easement”) on the area designated TCE as shown on Exhibit A for the purpose of accessing and enlarging the public sanitary sewer line; and,

WHEREAS, the Board of Education has approved the granting of the easement.

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. The granting of the following temporary construction easement to Autumn Lake Apartments, L.P. across said property for the purpose of accessing and enlarging the public sanitary sewer line is hereby approved.

Address – Location	Easement Type	Exhibit
2325 Hickory Highlands Dr.	Temporary Construction	B

Section 2. The Director of Public Property Administration is authorized to execute and record easement and other such documents as may be necessary to carry out the objective of this ordinance.

Section 3. This ordinance shall take effect from and after its final passage, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

RECOMMENDED BY:

Dr. Adrienne Battle  
Adrienne Battle, Director  
Metropolitan Nashville Public Schools

Abraham Wescott  
Abraham Wescott, Director  
Public Property Administration

INTRODUCED BY:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Member(s) of Council

APPROVED AS TO AVAILABILITY  
OF FUNDS:

Jenneen Reed *RB*  
Jenneen Reed, Director  
Department of Finance

APPROVED AS TO FORM AND  
LEGALITY:

Justin Marsik  
Assistant Metropolitan Attorney



# BOARD OF EDUCATION CONTRACT

FROM: METROPOLITAN BOARD  
OF PUBLIC EDUCATION

TO: Jenneen Reed, Finance Director  
Metropolitan Department of Finance

Contract Number: 2-00902-00 Contractor: Reno & Cavanaugh PLLC  
Sourcing Method: No Compensation Easement  
Start Date: Upon Execution End Date: shall automatically terminate upon the earlier of completion of Construction Work  
or twelve (12) months from the Effective Date.  
Address: 424 Church St, #2910, City: Nashville State: TN Zip: 37219  
Supplier Number: NA Supplier Email: dkleinfelter@renocavanaugh.com

## PURPOSE OF CONTRACT:

20' Temporary Access Easement on a portion of a certain tract of land in the 32nd Civil District of Nashville, Davidson County, Tennessee conveyed to Metro Government of Nashville and Davidson County of Record as Deed Book 7677, Page 59, Register's Office for Davidson County, Tennessee (R.O.D.C.T.). Being Bound on the North, East and South by said Metro Government of Nashville and Davidson County and on the west by GEP X Bell Road, LLC, of record in Instrument Number 20210412-0048200, R.O.D.C.T.

## CONTRACT SPECIFICS:

Does this engagement require fund authorization by the MBPE? **Yes** Board Approval Date: **6/24/2025**

Is this an Intergovernmental Contract? **No**

## GRANT SUMMARY (IF APPLICABLE):

Grant Name:

Amount expected to receive: Business unit to which it will be deposited:

Are matching funds required? **No** If yes, amount of obligation:

If yes, specify fund that is being obligated:

## CONTRACT FINANCIAL SUMMARY:

Amount obligated for current fiscal year is: \$0.00

The not to exceed contract value is: \$0.00

## BUDGET INFORMATION:

Account number: No Compensation

Fund number: No Compensation *kk* *AB*

MNPS Contact Person: Casey Megow  
Email Address: casey.megow@mnps.org

Contract Agent: Stephen Pitman  
Email Address: Stephen.Pitman@mnps.org

This instrument was prepared by:

David Kleinfelter  
Reno & Cavanaugh, PLLC  
424 Church Street, Suite 2910  
Nashville, Tennessee 37219

## **TEMPORARY ACCESS EASEMENT AGREEMENT**

THIS TEMPORARY ACCESS EASEMENT AGREEMENT (the “Agreement”) is made and entered into as of the Effective Date (as defined below), by and among **AUTUMN LAKE APARTMENTS, L.P.**, a Tennessee limited liability company (“Grantee”) and **METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY** (“Grantor”).

### **RECITALS:**

A. Grantee owns an approximately 6.3 acre parcel of real property located at 2920 Hamilton Church Road, Antioch, TN 37013, and being more particularly described on Exhibit A attached hereto (the “Grantee Parcel”), on which Grantee intends to construct certain buildings and other improvements (the “Grantee Project”);

B. Grantor owns an approximately 3.0 acre parcel, with a street address of 2325 Hickory Highlands Dr., Antioch, TN 37013, and being more particularly described on Exhibit B attached hereto (the “Grantor Parcel”);

C. Grantee’s construction of the Grantee Project will require Grantee to improve a Metro Nashville public sanitary sewer line, a portion of which is located on a parcel with the street address of 727 Bell Road, which is owned by GEP X Bell Road, LLC. (the “GEP X Parcel”), and which abuts the southern boundary of the Grantor Parcel.; and

D. Grantor has agreed to convey to Grantee, for the benefit of Grantee, certain temporary, non-exclusive easements running through, over, under and across certain portions of Grantor Parcel as more particularly shown on the “Easement Area” drawing attached hereto as Exhibit C.

### **AGREEMENT:**

THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Effective Date. The “Effective Date” of this Agreement shall be the date on which the Metro Council ordinance authorizing the granting of the easements contained herein has been approved on final reading by the Metropolitan Council and signed by the Mayor.

2. Temporary Access Easement. Grantor hereby grants to Grantee, its contractors, and to the subcontractors and material suppliers of such contractors, a temporary access, easement over the Grantor Parcel (the “Temporary Access Easement”) for the purpose of accessing and enlarging the public sanitary sewer line that runs through the northern portion of the GEP X Property (the “Construction Work”). The Temporary Access Easement shall be in effect during the course of the Construction Work and shall automatically terminate upon the earlier of completion of Construction Work or twelve months (12) months from the Effective Date.

3. Completion of Construction. Grantee shall give Grantor written notice of the completion of the Construction Work within five (5) business days after such occurs (the “Completion Notice”), and shall promptly cause to be recorded in the office of the Register’s Office for Davidson County, Tennessee, a Termination of Easement confirming the release of this Agreement.

4. Insurance. During the term of this Agreement, Grantee shall cause to be maintained in full force and effect, at no cost to Grantor, a policy of commercial general liability insurance written on an occurrence basis and naming Grantor as an additional insured thereunder, insuring Grantor against any liability arising out of the exercise of Grantee’s rights under this Agreement. Such insurance shall be primary and not contributing with any insurance maintained by Grantor and shall have a combined single limit of liability of at least \$1,000,000.00.

5. Default. Grantor and Grantee may enforce this Agreement by appropriate legal action and, should it prevail in connection therewith, it shall recover, as part of its costs, reasonable attorney’s fees.

6. Amendment. This Agreement may not be amended unless such is evidenced by a writing executed by Grantor and Grantee and recorded in the Davidson County Register of Deeds.

7. Governing Law; Rules of Construction. This Agreement shall be construed in accordance with the laws of the State of Tennessee. If any part or provision of this Agreement is held by a court to be invalid or illegal, the validity of the remaining parts and provisions shall not be affected and they shall remain in full force and effect and binding upon the parties hereto. The rule of strict construction does not apply to the easement granted by this Agreement, it being intended that this Agreement shall be given reasonable construction so that the intentions of Grantor and Grantee to convey commercially usable rights of enjoyment with respect to the easement herein granted is carried out and fulfilled.

8. Entire Agreement. This Agreement constitutes the entire Agreement between the parties pertaining to the subject matter contained in this Agreement.

9. Recitals and Exhibits Incorporated. The Recitals set forth above and the exhibits referenced herein and attached hereto are incorporated herein by this reference.

10. Notice. In the event that notices are required for any reason under the terms of this Agreement, Notice shall be either mailed by United States Postal Service, return receipt requested, forwarded by overnight nationally recognized courier service, sent by email or facsimile to the respective parties, at the addresses below (or at such other address as such parties shall advise the other parties in writing), postage prepaid, and shall be deemed received when delivered to a national overnight delivery service for delivery the following day, upon hand delivery or refusal to accept delivery and in the case of facsimile or email transmission, upon the sending of the facsimile or email properly addressed:

Notice to the Grantor shall be addressed to:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Email: \_\_\_\_\_

Notice to the Grantee shall be addressed to:

Trent Development Group, LLC  
1011 Cherry Avenue  
Nashville, Tennessee 37203  
Attention: Alex Trent  
Phone: 615.306.0738  
Fax: 615.371.9474  
Email: [atrent@trentdevelopmentgroup.com](mailto:atrent@trentdevelopmentgroup.com)

11. Counterparts. This Agreement may be executed in two (2) or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one (1) and the same document.

12. Waiver of Jury Trial. Each of Grantor and Grantee, for itself and its successors and assigns, hereby waives any right to trial by jury in connection with any litigation arising out of this Agreement.

13. Severability. This Agreement shall be construed and interpreted in accordance with the laws of the State of Tennessee. If any clause, sentence or other portion of the terms, covenants and restrictions of this Agreement become illegal, null or void for any reason, the remaining portions will remain in full force and effect.

STATE OF TENNESSEE                    )  
COUNTY OF DAVIDSON                )

The actual consideration or value, whichever is greater, for this transfer is  
\_\_\_\_\_ and No/100 Dollars (\$\_\_\_\_\_.00).

\_\_\_\_\_  
Affiant

SUBSCRIBED AND SWORN TO before me, this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public

My Commission Expires:\_\_\_\_\_

*[Signatures on following pages]*



IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first set forth above.

**GRANTOR:**

Metropolitan Government of  
Nashville and Davidson County

\_\_\_\_\_  
Abraham Wescott, Director of Public Property

STATE OF TENNESSEE  
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Abraham Wescott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Director of Public Property Administration for the Metropolitan Government of Nashville and Davidson County and is authorized to execute this instrument on its behalf.

WITNESS my hand, at office, this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public

My Commission Expires \_\_\_\_\_.

**GRANTEE:**

**AUTUMN LAKE APARTMENTS, L.P.**, a  
Tennessee  
limited partnership

By: PL Autumn Lake, Inc., a Tennessee  
corporation, its General Partner

By: \_\_\_\_\_  
Clint Gwin, President

STATE OF TENNESSEE )

COUNTY OF \_\_\_\_\_)

Before me, the undersigned authority, a Notary Public of said County and State, personally appeared Clint Gwin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of PL Autumn Lake, Inc., a Tennessee Corporation, the general partner of AUTUMN LAKE APARTMENTS, L.P., a Tennessee limited partnership, being authorized to execute the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as president of the general partner.

Witness my hand and seal at office in Nashville, Tennessee, this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

EXHIBIT "A"

Grantee Parcel

A tract or parcel of land located in the First Civil District of the 29th Councilmanic District, Davidson County, Tennessee, more particularly described as follows:

Being Lot 2 on the of plat of Hickory Manor Apartments of record in Book 9700, Page 103, in the Register's Office for Davidson County, Tennessee, reference is hereby made to said plat for a more complete and accurate legal description.

Being the same property conveyed to FRED HEGWOOD, III, SINGLE, by Warranty Deed from HOWARD LEE SPAIN, JR., UNMARRIED, of record in Instrument No. 20111012-0079115, dated October 4, 2011, said Register's Office. FRED HEGWOOD, III, SINGLE, further conveyed to SCALINI, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Quitclaim Deed of record in Instrument No. 20130114-0004061, in the Register's Office for Davidson County, Tennessee.

**LESS AND EXCEPT that portion of property previously conveyed to Hickory Manor Ltd., L.P., a Tennessee limited partnership, by Quitclaim Deed from Howard Lee Spain, Jr., of record in Instrument No. 20110419-0030149, in said Register's Office, more particularly described as follows:**

Being a certain Tract or Parcel of land lying and being in the 1st Civil District, 29th Councilmanic District of Davidson County, Tennessee, being a Portion of the Howard Lee Spain, Jr. Property, as recorded in Deed Book 20100929-0077439, in the Register's Office of Davidson County (R.O.D.C.), Tennessee, Tax Map 136, Parcel 012800, and is more particularly described as follows:

Beginning at a Set Iron Pin on the West Right-of-way of Hamilton Church Road, and being the Southeast corner of Lot 2, the Property of Howard Lee Spain, Jr., as recorded in Instruction Number 20100929.0077439, R.O.D.C., and also being the Northeast corner of Lot 1, Hickory Manor Apartments, as recorded in Deed book 9542, page 728, Plat Book 9700, page 103, R.O.D.C., Tax Map 163, Parcel 036500, and also being the Southeast corner of the herein described property; thence along the North property line of the afore said Hickory Manor Apartments, Lot 1, N 88 deg. 18' 16" W, 105.08 feet to a Punch Mark in the existing sidewalk; thence following the common line of Lot 1 and Lot 2, Plat book 9700, page 103, R.O.D.C., N 41 deg. 21' 42" W, 21.74 feet to a set iron pin; thence leaving said common line on a new line severing the aforesaid Hickory Manor, Ltd., Property, N 59 deg. 37' 28" E, 44.63 feet to a set iron pin; thence S 82 deg. 32' 27" E, 82.53 feet to a set iron pin in the west right-of-way of Hamilton Church Road; thence along said Right-of-way S 01 deg. 41' 44" W, 31.29 feet to a set iron pin, said pin being the Point of Beginning, containing 0.09 acres or 3840.55 square feet, more or less.

**EASEMENT FOR OVERHEAD ELECTRIC:**

Commencing at a set iron point on the west right-of-way of Hamilton Church Road, and being the Southeast corner of Lot 2, the Property of Howard Lee Spain, Jr., as recorded in Instrument No. 20100929-0077439, R.O.D.C., and also being the Northeast corner of Lot I, Hickory Manor Apartments, as recorded in Deed Book 9542, Page 728, Plat Book 9700, Page 103, R.O.D.C., Tax

Map 163, Parcel 036500; thence along said right-of-way of Hamilton Church Road, N 01° 41' 44"E, 31.29 feet to a Set Iron Pin; thence, leaving said Right-of-Way, N 82° 32' 27" W, 66.51 feet to the Centerline of a 20 foot wide Easement, and the Point of Beginning; thence N 33° 20' 52" E, 126.10 feet along the said Centerline of a 20 foot wide Easement for Overhead Electric, to the West Right-of-Way of Hamilton Church Road. Said Overhead Electric Easement being 10 feet in width, along either side of the herein described Centerline, for a total width of 20 feet.

Being the same property conveyed to Autumn Lake Apartments, L.P., a Tennessee limited partnership, by Scalini, LLC, a Tennessee limited liability company, by warranty deed of record in Instrument No. 202411060086456, dated November 6, 2024, in the Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

Grantor Parcel

Land in Davidson County, Tennessee being Lot No. 1 Plat of Hickory Highlands Apartments, as of record in Book 6900, Page 729, Register's Office Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Metropolitan Nashville and Davidson County by Kentwood/Bell, Ltd., a Texas limited partnership, by warranty deed dated May 20, 1988, of record in Book 7677, Page 59, said Register's Office.

17. Continuing with said easterly line, N 28°07'53" W, 65.51 feet to an iron rod (old); Thence,
18. With the southerly line of the Preston A. Finney property as recorded in deed book 8832, page 694, R.O.D.C., Tennessee & the southerly line of lots 3 & 1 as shown on the plan entitled "Hickory Highlands Apartments" as recorded lit plat book 6900, page 729, R.O.D.C., Tennessee, N 61°19'11" E, 360.69 feet to an iron rod (old); Thence,
19. Continuing with the southerly line of lot 1, the same being the Metropolitan Government Library property as recorded in deed book 7677, page 59, R.O.D.C., Tennessee S 61°58'10" E, 446.44 feet to an iron rod (old) in the westerly right-of-way line of Bell Road; Thence,
20. With the westerly right-of-way line of Bell Road, 428.33 feet along the arc of a curve to the left that has a radius of 1477.50 feet to an iron rod (new), said curve has a chord bearing and distance of S 27°48'51" W, 426.83 feet; Thence,
21. 155.47 feet along the arc of a curve to the left that has a radius of 1474.39 feet to an iron rod (new), said curve has a chord bearing and distance of S 18°39'22" W 155.40 feet; Thence,
22. N 83°49'33" W 7.00 feet to an iron rod (new); Thence,
23. S 05°45'27" W 24.27 feet to an iron rod (new); Thence
24. 131.42 feet along the arc of a curve to the left that has a radius 1477.43 feet to an iron rod (new), said curve has a chord bearing and distance of S 11°55'12" W 131.37 feet; Thence,
25. S 09°23'01" W 41.08 feet to an iron rod (new); Thence,
26. N 83°32'32" W 1.57 feet to an iron rod (new); Thence,
27. S 06°16'13" W 39.00 feet to an iron rod (new); Thence,
28. S 09°11'25" W 41.01 feet to an iron rod (new); Thence,
29. S 09°11'38" W 311.95 feet to an iron rod (new); Thence,
30. S 11°09'46" W 12.70 feet to an iron rod (new); Thence,
31. N 63°47'46" E 2.68 feet to an iron rod (new); Thence,
32. S 09°23'01" W 389.26 feet to an iron rod (new); Thence,
33. 231.11 feet along the arc of a curve to the right that has a radius of 1390.39 feet to an iron rod (new), said curve has a chord bearing and distance of S 14°08'44" W 230.84 feet; Thence,
34. SSS" 40'20" W 25.51 feet to an iron rod (new); Thence,
35. S20°01'56" W 36.00 feet to an iron rod (new); Thence,
36. S 48°35'15" E 25.52 feet to an iron rod (new); Thence,
37. In a southerly direction 73.16 feet along the arc of a curve to the right that has a radius of 1390.40 feet to an iron rod (new), said curve has a chord bearing and distance of S 22°39'53" W 73.15 feet; Thence,
38. 23.24 feet along the arc of a curve to the right that has a radius of 1382.40 feet to an iron rod (new), said curve has a chord bearing and distance of S 26°55'11" W 23.24 feet; Thence,
39. S 37°48'31" W 55.29 feet to an iron rod (new); Thence,

40. S28°26'05" W 55.11 feet to an iron rod (new); Thence,
41. S 11°16'08" W 19.24 feet to an iron rod (new); Thence,
42. In a southwesterly direction 138.05 feet along the arc of a curve to the right that has a radius of 1382.40 feet to an iron rod (new), said curve has a chord bearing and distance of S 35°24'11" W 137.99 feet; Thence,
43. S 38°15'45" W 198.00 feet to the point of beginning and containing 1,793,347 square feet or 41.170 acres more or less as calculated by the above courses and distances which were determined pursuant to the accuracy standards as adopted by ALTA, NSPS, and ACSM.

Being the same property conveyed to GEP X Bell Road, LLC, a Delaware limited liability company, by Passco Overlook DST, a Delaware statutory trust, by special warranty deed of record in Instrument No. 202104120048200, dated April 12, 2021, in the Register's Office for Davidson County, Tennessee.

EXHIBIT “C”

Easement Area



**20' Temporary Access Easement  
Map 163, Parcel 329.00  
Metro Government of Nashville and  
Davidson County property**

Being a 20' Temporary Access Easement on a portion of a certain tract of land in the 32<sup>nd</sup> Civil District of Nashville, Davidson County, Tennessee conveyed to Metro Government of Nashville and Davidson County of Record as Deed Book 7677, Page 59, Register's Office for Davidson County, Tennessee (R.O.D.C.T.). Being Bound on the North, East and South by said Metro Government of Nashville and Davidson County and on the west by GEP X Bell Road, LLC, of record in Instrument Number 20210412-0048200, R.O.D.C.T. and being more particularly described as follows:

**BEGINNING** at an Iron Rod (Old) with a cap stamped "Cherry", said point being the common property corner between the subject property and the GEP X Bell Road, LLC property;

Thence, leaving said common property line and crossing the subject property for the next four (4) calls;

- 1) North 84° 33' 00" East, 143.95 feet;
- 2) Thence, North 84° 21' 13" East, 20.07 feet;
- 3) Thence, North 38° 54' 46" East, 63.70 feet;
- 4) Thence, North 08° 15' 23" West, 38.26 feet in the southerly Right-of-Way of Hickory Highlands Drive;

Thence, along said Right-of-Way, North 81° 44' 37" East, 20.00 feet;

Thence leaving said Right-of-Way and crossing the subject property for the next three (3) calls;

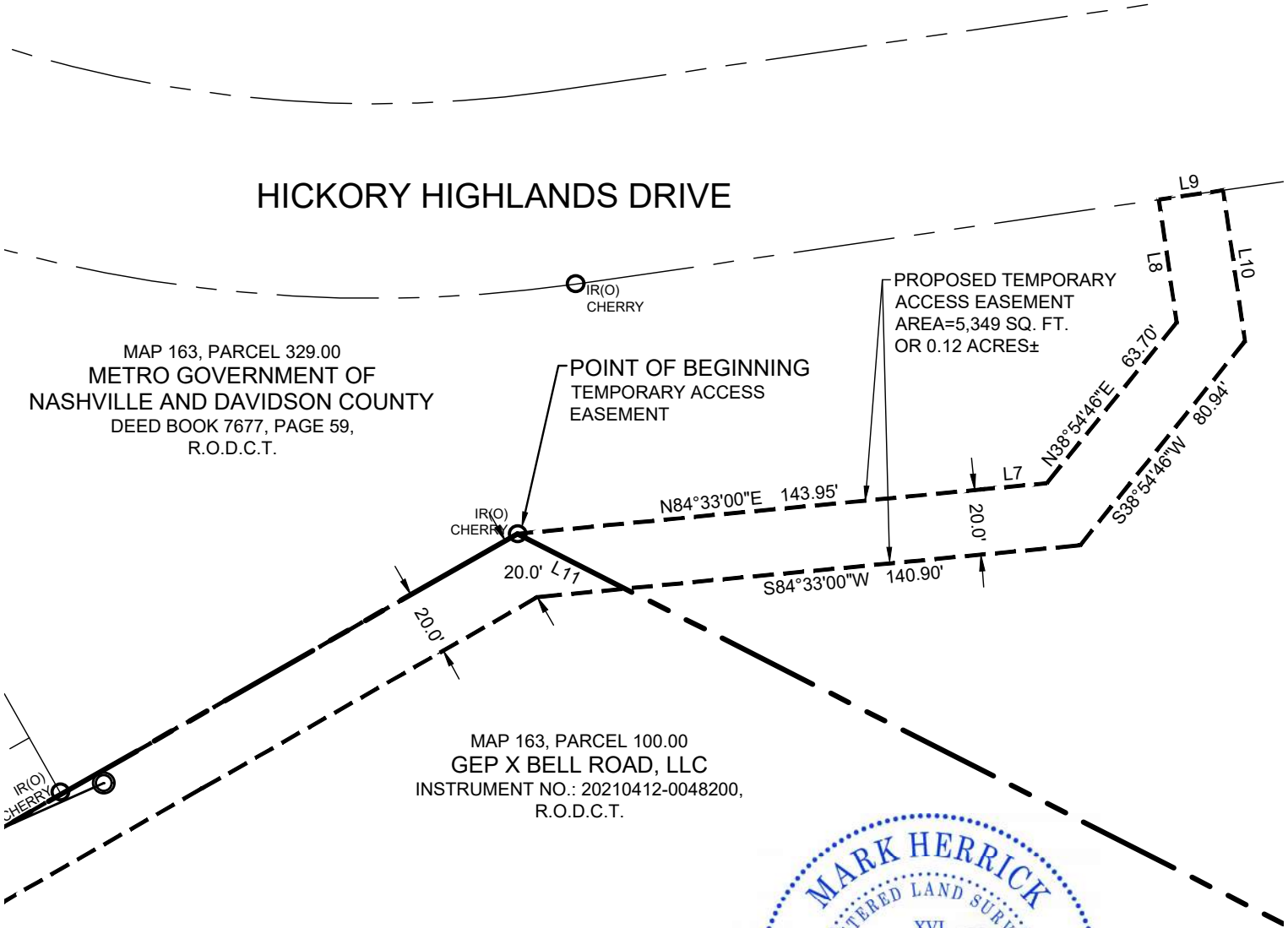
- 1) South 08° 15' 23" East, 46.99 feet;
- 2) Thence, South 38° 54' 46" West, 80.94 feet;
- 3) Thence, South 84° 33' 00" West, 140.90 feet to the common property line between the subject property and the GEP X Bell Road, LLC property;

Thence, along the said common property line, North 63° 00' 58" West, 37.29 feet to the point of beginning and containing 5,349 square feet or 0.12 acres, more or less.



NOTE:

1. THIS SURVEY IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULES OF TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS, CHAPTER 0820-3-07.



LINE TABLE		
LINE	BEARING	DISTANCE
L7	N84°21'13"E	20.07'
L8	N08°15'23"W	38.26'
L9	N81°44'37"E	20.00'
L10	S08°15'23"E	46.99'
L11	N63°00'58"W	37.29'



LAND SURVEYOR  
MARK HERRICK, TN RLS 3356  
RAGAN-SMITH ASSOCIATES, LLC.  
315 WOODLAND STREET  
NASHVILLE, TENNESSEE 37206  
OFFICE: 615.244.8591  
EMAIL: mherrick@ragansmith.com

Scale: 1" = 50'

Date: March 6, 2025

Approved By: MRH

Drawn by: JRH

TEMPORARY ACCESS EASEMENT  
METRO GOVERNMENT OF NASHVILLE  
AND DAVIDSON COUNTY PROPERTY  
FOR  
TRENT DEVELOPMENT GROUP  
32ND COUNCIL DISTRICT,  
DAVIDSON COUNTY, TENNESSEE



THE METROPOLITAN GOVERNMENT OF NASHVILLE  
AND DAVIDSON COUNTY BY AND THROUGH THE  
METROPOLITAN BOARD OF PUBLIC EDUCATION:

APPROVED:

Freda Player  
MBPE Board Chair

RECOMMENDED:

Kevin Edwards *SG*  
Director of Procurement

Casey Megow  
Department Head

Maura Black Sullivan  
Executive Staff Member

APPROVED AS TO AVAILABILITY OF FUNDS:

Account #: No Compensation *kk*

Jorge Pobles  
Chief Financial Officer

Jennene Reed/mjw *JB*  
Metropolitan Director of Finance

APPROVED AS TO INSURANCE:

NA  
Metropolitan Director of Insurance

APPROVED AS TO FORM AND LEGALITY:

Justin Marshe  
Metropolitan Attorney

CONTRACTOR:

Autumn Lake Apartments, L.P.  
Firm/Organization

Alex Trent  
Signature

Autumn Lake Apartments, LP – By: Alex Trent, Member of Autumn Lakes  
Name

Member of Autumn Lake GP, LLC  
Title

7/30/2025 | 7:01 AM PDT  
Date

FILED IN THE OFFICE OF THE  
METROPOLITAN CLERK:

Metropolitan Clerk

Date Filed

## Certificate Of Completion

Envelope Id: 55F2F788-958F-4808-AD08-BC9BF0D651A2

Subject: Reno & Cavanaugh PLLC 2-00902-00 - Updated

Source Envelope:

Document Pages: 19

Certificate Pages: 4

AutoNav: Enabled

Envelopeld Stamping: Enabled

Time Zone: (UTC-06:00) Central Time (US & Canada)

Status: Completed

Envelope Originator:

Stephen Pitman

2601 Bransford Ave.

Nashville, TN 37204

Stephen.Pitman@MNPS.org

IP Address: 96.4.9.1

## Record Tracking

Status: Original

7/24/2025 1:40:12 PM

Holder: Stephen Pitman

Stephen.Pitman@MNPS.org

Location: DocuSign

## Signer Events

Autumn Lake Apartments, LP – By: Alex Trent,  
Member of Autumn Lakes Apartments GP, LLC  
atrent@trentdevelopmentgroup.com

Member of Autumn Lake GP, LLC

Autumn Lake Apartments, L.P.

Security Level: Email, Account Authentication  
(None)

**Electronic Record and Signature Disclosure:**  
Not Offered via Docusign

## Signature

Signature Adoption: Drawn on Device

Using IP Address:

2603:3018:d55:f100:582d:e6df:e9d3:e685

## Timestamp

Sent: 7/24/2025 1:43:56 PM

Viewed: 7/30/2025 9:00:10 AM

Signed: 7/30/2025 9:01:03 AM

Scott Ghee

Scott.Ghee@MNPS.org

Contracting Manager

Metro Nashville Public Schools

Security Level: Email, Account Authentication  
(None)

**Electronic Record and Signature Disclosure:**  
Not Offered via Docusign

Signature Adoption: Pre-selected Style

Using IP Address: 96.4.9.1

Sent: 7/30/2025 9:01:05 AM

Viewed: 7/30/2025 1:28:54 PM

Signed: 7/30/2025 1:29:04 PM

Kevin Knapp

kevin.knapp@mnps.org

Security Level: Email, Account Authentication  
(None)

**Electronic Record and Signature Disclosure:**  
Not Offered via Docusign

Signature Adoption: Pre-selected Style

Using IP Address: 96.4.9.1

Sent: 7/30/2025 1:29:07 PM

Viewed: 7/30/2025 1:31:38 PM

Signed: 7/30/2025 1:31:56 PM

Casey Megow

Casey.Megow@mnps.org

Security Level: Email, Account Authentication  
(None)

**Electronic Record and Signature Disclosure:**  
Not Offered via Docusign



Signature Adoption: Pre-selected Style

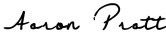



Using IP Address: 96.4.9.1

Sent: 7/30/2025 1:32:00 PM

Viewed: 7/30/2025 1:44:05 PM

Signed: 7/30/2025 1:44:19 PM

Signer Events	Signature	Timestamp
Maura Black Sullivan Maura.Sullivan@mnps.org Chief Operating Officer Security Level: Email, Account Authentication (None)	  Signature Adoption: Pre-selected Style Using IP Address: 96.4.9.1	Sent: 7/30/2025 1:44:22 PM Viewed: 7/30/2025 2:09:31 PM Signed: 7/30/2025 2:10:04 PM
<b>Electronic Record and Signature Disclosure:</b> Not Offered via DocuSign		
Kevin Edwards Kevin.Edwards@mnps.org Director of Procurement Metro Nashville Public Schools Security Level: Email, Account Authentication (None)	  Signature Adoption: Pre-selected Style Using IP Address: 209.215.109.68 Signed using mobile	Sent: 7/30/2025 2:10:06 PM Viewed: 7/30/2025 3:14:55 PM Signed: 7/30/2025 3:15:57 PM
<b>Electronic Record and Signature Disclosure:</b> Not Offered via DocuSign		
Jorge Robles jorge.robles@mnps.org Chief Financial Officer Security Level: Email, Account Authentication (None)	  Signature Adoption: Pre-selected Style Using IP Address: 96.4.9.1	Sent: 7/30/2025 3:16:00 PM Viewed: 7/30/2025 3:40:30 PM Signed: 7/30/2025 3:42:32 PM
<b>Electronic Record and Signature Disclosure:</b> Not Offered via DocuSign		
Freda Player cameo.bobo@mnps.org Board Chair Security Level: Email, Account Authentication (None)	  Signature Adoption: Pre-selected Style Using IP Address: 96.4.9.1	Sent: 7/30/2025 3:42:34 PM Resent: 8/8/2025 7:43:48 AM Viewed: 8/8/2025 10:20:46 AM Signed: 8/8/2025 10:20:57 AM
<b>Electronic Record and Signature Disclosure:</b> Not Offered via DocuSign		
Dr. Adrienne Battle Annie.Pugh@mnps.org Director of Schools Security Level: Email, Account Authentication (None)	  Signature Adoption: Pre-selected Style Using IP Address: 96.4.9.1	Sent: 8/8/2025 10:21:01 AM Viewed: 8/8/2025 12:46:56 PM Signed: 8/8/2025 12:47:22 PM
<b>Electronic Record and Signature Disclosure:</b> Not Offered via DocuSign		
Abraham Wescott abraham.wescott@nashville.gov Public Property Director General Services Security Level: Email, Account Authentication (None)	  Signature Adoption: Pre-selected Style Using IP Address: 170.190.198.185	Sent: 8/8/2025 12:47:25 PM Viewed: 8/11/2025 7:43:32 AM Signed: 8/11/2025 7:52:47 AM
<b>Electronic Record and Signature Disclosure:</b> Not Offered via DocuSign		

Signer Events	Signature	Timestamp
Aaron Pratt aaron.pratt@nashville.gov Security Level: Email, Account Authentication (None)	  Signature Adoption: Pre-selected Style Using IP Address: 170.190.198.185	Sent: 8/11/2025 7:52:50 AM Viewed: 8/11/2025 7:53:26 AM Signed: 8/12/2025 7:46:20 AM
<b>Electronic Record and Signature Disclosure:</b> Not Offered via DocuSign		
Amanda Brown amanda.brown@nashville.gov Security Level: Email, Account Authentication (None)	  Signature Adoption: Pre-selected Style Using IP Address: 170.190.198.185	Sent: 8/12/2025 7:46:25 AM Viewed: 8/13/2025 10:09:58 AM Signed: 8/13/2025 10:10:29 AM
<b>Electronic Record and Signature Disclosure:</b> Not Offered via DocuSign		
Jenneen Reed/mjw maryjo.wiggins@nashville.gov Finance Director Security Level: Email, Account Authentication (None)	  Signature Adoption: Pre-selected Style Using IP Address: 170.190.198.100	Sent: 8/13/2025 10:10:33 AM Resent: 8/13/2025 10:19:02 AM Viewed: 8/13/2025 10:55:47 AM Signed: 8/13/2025 10:58:15 AM
<b>Electronic Record and Signature Disclosure:</b> Not Offered via DocuSign		
Sally Palmer sally.palmer@nashville.gov Security Level: Email, Account Authentication (None)	<b>Completed</b>  Using IP Address: 170.190.198.185	Sent: 8/13/2025 10:58:22 AM Viewed: 8/13/2025 4:09:06 PM Signed: 8/13/2025 4:15:55 PM
<b>Electronic Record and Signature Disclosure:</b> Not Offered via DocuSign		
Justin Marsh justin.marsh@nashville.gov Security Level: Email, Account Authentication (None)	  Signature Adoption: Pre-selected Style Using IP Address: 170.190.198.144	Sent: 8/13/2025 4:15:58 PM Viewed: 8/14/2025 9:33:18 AM Signed: 8/14/2025 9:33:56 AM
<b>Electronic Record and Signature Disclosure:</b> Not Offered via DocuSign		
In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	7/24/2025 1:43:56 PM
Certified Delivered	Security Checked	8/14/2025 9:33:18 AM
Signing Complete	Security Checked	8/14/2025 9:33:56 AM
Completed	Security Checked	8/14/2025 9:33:56 AM
Payment Events	Status	Timestamps