



SURVEYOR  
RAGAN SMITH ASSOCIATES LLC  
315 WOODLAND ST  
NASHVILLE, TN 37206  
615-244-8591  
Ted Stevenson  
tstevenson@ragansmith.com



**RaganSmith**  
a Pape-Dawson company



**PARCEL 35**  
2 STORY  
BRICK RETAIL BUILDING  
80,223 SQ. FEET

MAP 107, PAGE 35  
METROPOLITAN NASHVILLE AIRPORT AUTHORITY  
SEED BOOK 4440, PAGE 258, R.O.D.C.T.  
SEED BOOK 5159, PAGE 246, R.O.D.C.T.  
LOT 3  
CONSOLIDATION PLAN FOR METROPOLITAN  
NASHVILLE AIRPORT AUTHORITY  
COUNCIL DISTRICTS 13 & 20  
NASHVILLE, DAVIDSON COUNTY,  
TENNESSEE  
INSTRUMENT NUMBER 20140240094937,  
R.O.D.C.T.

**LEGEND**

- UTILITY POLE
- UTILITY POLE W/ ANCHOR
- UTILITY POLE W/ LIGHT
- METAL LIGHT POLE
- VAND LIGHT
- SANITARY SEWER MANHOLE
- CLEAN OUT
- CONCRETE MONUMENT (DMS)
- IRON PIN MARK
- IRON PIN (OLD)
- GAS VALVE
- GAS METER
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- POST INDICATOR VALVE
- CATCH BASIN
- AREA DRAIN
- STORM DRAINAGE PIPE
- CONCRETE HEADWALL
- ELECTRICAL TRANSFORMER
- TELEPHONE RISER
- OVERHEAD ELECTRIC POWER LINE
- 6" CHANNEL FENCE
- UNDERGROUND ELECTRIC LINE
- SANITARY SEWER LINE
- GAS LINE
- POST / BALLARD
- FENCE MARK
- WATER LINE
- STORM MANHOLE
- REINFORCED CONCRETE PIPE
- AIR CONDITIONER
- OVERHEAD TELEPHONE LINE
- OVERHEAD POWER AND TELEPHONE LINES
- REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE
- ASPHALT SURFACE
- CONCRETE SURFACE

**JETWAY LOGISTICS**  
FOR  
**AL. NEYER, LLC**

1431 VULTEE BOULEVARD, THIRTEENTH COUNCIL DISTRICT, METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE

Scale: 1" = 60'  
Date: MARCH 31, 2025  
Approved by: TJS  
Drawn By: LAP

Drawing Title:  
**ALTA/NSPS  
LAND TITLE  
SURVEY**

Drawing No:  
**2 of 3**  
Project No:  
24-0286

**DATE:** May 21, 2025


**TO:** Matthew Anderson

**FROM:** Ty Brooks  
Nashville Electric Service  
Civil and Environmental Engineering

**RE: Release of easement rights as described, of record by Book 6157, Page 716 and Book 7850, Page 527, in the Register's Office of Davidson County, Tennessee.**

Nashville Electric Service Engineering personnel have investigated your request to release all rights by description of record in Book 6157, Page 716 and Book 7850, Page 527, in the Register's Office of Davidson County, Tennessee.

Please find this letter as record of the release with Exhibit "A & B" attached.

  
\_\_\_\_\_  
Ty Brooks

Date: 5/21/2025

cc: File

EXHIBIT "A"

This Instrument Prepared by:  
Harry Mittwede, General Counsel  
Electric Power Board  
1214 Church Street  
Nashville, Tennessee 37246

BOOK 6157 PAGE 716

EASEMENT

FOR AND IN CONSIDERATION of the mutual benefits that will accrue by reason of the improvements to be constructed by the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of said Government, Avco Corporation, herein referred to as Grantor, does hereby grant, bargain, sell, transfer and convey unto the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of said Government, hereinafter referred to as Grantee, an easement for a substation site, and a 25-foot egress and ingress easement to the substation site, to wit:

Easements located in the Thirteenth Councilmatic District of Davidson County, Tennessee, being a portion of that conveyed to Avco Corporation from the City of Nashville, as recorded in Book 1877, page 266, R.O.D.C.; the easements are shown on Nashville Electric Service Drawing PSK 770-A and are described as follows:

PERMANENT EASEMENT FOR SUBSTATION SITE

Beginning on the easterly right-of-way of Briley Parkway S 7° 06' W 960 feet from the centerline of Vultee Boulevard as measured along the right-of-way of Briley Parkway; thence from beginning point S 82° 54' E 200.0 feet to a point; thence S 7° 06' W 210.0 feet to a point; thence N 82° 54' W 200.0 feet to a point on said easterly right-of-way of Briley Parkway; thence along said easterly right-of-way N 7° 06' E 210 feet to the point of beginning; containing 0.96 acres more or less.

Also to be included is a permanent slope easement on the south and east side of the above described substation site easement.

25-FOOT EGRESS AND INGRESS EASEMENT TO THE ABOVE-DESCRIBED SUBSTATION SITE

Beginning at the centerline of the existing entrance to the employee parking lot located on the east side of Briley Parkway approximately 371 feet south of Vultee Boulevard; thence from beginning point and running S 7° 06' W 25 feet east of and parallel to the right-of-way of Briley Parkway 589.43 feet to the north margin of the above-described substation site easement.

Grantee is hereby conveyed the above described easements with the right of access in, over, and across said easement areas for the purpose of erecting, repairing, maintaining, replacing or relocating a substation site.

CASH  
10/17 6.00

5275

Grantee shall have the full use and enjoyment of said easements for its electricity transmission or distribution, together with the right to clear said easements of any obstructions, whether natural or man-made, including without limitation the right to trim or remove trees, bushes, shrubbery or any other growing things and the right to remove dangerous trees.

TO HAVE AND TO HOLD said easements or right-of-way to the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of said Government, its successors and assigns, forever.

IN WITNESS WHEREOF, a representative authorized so to do has caused this instrument to be executed this 4TH day of OCTOBER, 1983.

H 8 0 2 4 0

IDENTIF. REFERENCE

OCT 17 8 49 AM '83

FELIX Z. WILSON, II, REGISTER  
DAVIDSON COUNTY, TN

**RUSH**

AVCO CORPORATION  
GRANTORS

By T.F. Lennon  
Title V.P. Controller

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Personally appeared before me, J. R. ENNIS, a Notary Public in and for said State and County, aforesaid personally the within named T. F. LENNON, with whom I am personally acquainted, and who acknowledged himself to be the V.P. CONTROLLER of the Avco Corporation, the within named bargainor, and that he, as such V.P. - CONTROLLER, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Avco Corporation by the said \_\_\_\_\_, as such \_\_\_\_\_.

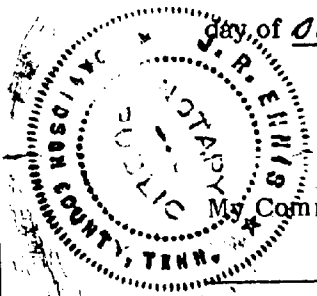
Witness my hand and official seal at Nashville, Tennessee, this 4TH day of OCTOBER, 1983.

Notary Public

J. R. Ennis

My Commission expires:

My Commission Expires October 19, 1983



Electric Power Board  
1214 Church Street  
Nashville, TN 37203

## EXHIBIT "B"

DAVIDSON COUNTY, ACTING BY AND THROUGH THE  
ELECTRIC POWER BOARD OF SAID GOVERNMENT

BOOK 7850 PAGE 527

For and in consideration of the sum of \$ 1.00, cash in hand paid, receipt of which is hereby acknowledged, the undersigned hereinafter referred to as Grantor, have this day granted to the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of said Government, hereinafter referred to as Grantee, a permanent easement for the following purposes, namely: The perpetual right to enter and to erect, maintain, repair, rebuild, operate and patrol electric power overhead conductors and communication circuits with all necessary equipment reasonably incident thereto including the right to clear said easement and keep the same clear of brush, timber, inflammable structures, buildings, permanent structures, and fire hazards; all over, upon, and across the following described land, to wit:

Two tracts of land in Davidson County, Tennessee; said tracts are shown on Nashville Electric Service Drawing PSK-1200-A and are described as follows:

**TRACT I:** Beginning at a fence corner post marking the northeasterly corner of the permanent substation easement for Avco Primary Substation as recorded in Deed Book 6157, page 716, R.O.D.C.; thence from the beginning point following said substation easement along the northerly fence N 83° 17' 54" W 15.39 feet to a point; thence leaving said fence N 8° 50' 24" E 209.39 feet to a point; thence N 8° 48' 29" E 187.20 feet to a point; thence S 89° 17' 46" W 199.56 feet to a point on the easterly right-of-way of Briley Parkway; thence following said right-of-way N 6° 45' 57" E 40.37 feet to a point; thence leaving said right-of-way N 89° 17' 46" E 200.50 feet to a point; thence N 5° 22' 24" E 115.00 feet to a point; thence S 84° 37' 36" E 40.00 feet to a point; thence S 5° 22' 24" W 124.96 feet to a point; thence S 8° 48' 29" W 220.09 feet to a point; thence S 8° 50' 24" W 305.79 feet to a point; thence S 81° 09' 36" E 20.00 feet to a point; thence S 8° 50' 24" W 45.00 feet to a point; thence N 81° 09' 36" W 20.00 feet to a point; thence S 27° 55' 35" W 57.32 feet to a point on the easterly fence of said substation easement; thence following said fence N 7° 7' 21" E 196.21 feet to the point of beginning; said tract contains 0.80 acre more or less.

**TRACT II:** Beginning at a point on the southerly fence of the aforementioned Avco Substation easement beginning N 82° 59' 01" W 5.21 feet from the southeasterly substation fence corner; thence from said beginning point S 27° 55' 36" W 195.43 feet to a point; S 27° 43' 42" W 223.10 feet to a point; thence S 39° 38' 49" W 169.74 feet to a point on the easterly right-of-way of Briley Parkway; thence following said right-of-way N 35° 34' 02" E 200.04 feet to a concrete monument; thence N 10° 51' 57" W 51.66 feet to a point; thence leaving said right-of-way N 27° 43' 42" E 150.63 feet to a point; thence N 27° 55' 36" E 180.29 feet to a point on said substation fence; thence S 82° 59' 01" E 42.82 feet to the beginning point; said tract contains 0.36 acre more or less.

Said tract is a portion of that conveyed to Avco Manufacturing Corporation-Nashville Division from the City of Nashville as recorded in Deed Book 1877, page 266, R.O.D.C., and is a portion of Davidson County Tax Map 120 as Parcel 35.

To have and to hold said easement to Grantee, its successors and assigns forever.

We covenant with the said Grantee that we are lawfully seized and possessed of said real estate, have a good and lawful right to convey the same, that the same is free of all encumbrances, except those shown of record, and that we will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

We do further covenant and agree that the payment of the purchase price above stated is accepted by us as full compensation for all damages incidental to the exercise of any of the rights above described; except that said Grantee shall remain liable for any additional damages which may be caused to the property of the undersigned in the erection and maintenance of said facilities.

IN WITNESS WHEREOF, we have subscribed our names on this the 12th, day of May, 1989.

AVCO CORPORATION

Gary L. Smith, Vice President, Operations  
Textron Aerostructures Division

STATE OF Tennessee  
COUNTY OF Davidson

Personally appeared before me, Sandra J. White, a notary public in and for the state and county aforesaid, Gary L. Smith, with whom I am personally acquainted, and who acknowledged that (he, ~~she, they~~) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of May, 1989.

Sandra J. White  
Notary Public

My Commission Expires:

36381.

REFERENCE

MAY 26 12 35 PM '89

1007 1007 1007 1007

RUSH

0299 05/26 0101 01CASH 6.00

BOOK 7850 PAGE 528