

LAND TRANSFER AGREEMENT

THIS AGREEMENT (the "Agreement") is made and entered into as of _____, 2024 (the "Effective Date"), by and among THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY ("Metro"), H.G. HILL REALTY COMPANY, LLC, a Tennessee limited liability company, successor by merger to H.G. Hill Realty Company, a Tennessee corporation ("HGH"), and HILLWOOD COUNTRY CLUB, a Tennessee nonprofit corporation ("Hillwood").

RECITALS

WHEREAS, HGH sold certain real property currently identified as Parcel ID No. 11508003100 to the Davidson County Board of Education for school purposes (the "Metro Property") by deeds of record at Book 2100, page 635, Book 2156, page 303 and Book 2332, page 235, Register's Office for Davidson County, Tennessee; and

WHEREAS, Section 9.14 of the Metro Charter provides that all school property belonging to the County of Davidson prior to the adoption of the Charter would thereafter belong to Metro; and

WHEREAS, HGH sold certain real property currently identified as Parcel ID Nos. 11601001000 and 11601001100 to Hillwood for a country club and golf course (the "Hillwood Property") by deeds of record at Book 2291, page 507 and Book 2648, page 502, Register's Office for Davidson County, Tennessee;

WHEREAS, the description of the Metro Property in Book 2332, page 235, Register's Office for Davidson County, Tennessee, and the description of the Hillwood Property in Book 2648, page 502, Register's Office for Davidson County, Tennessee, refer to a proposed road located between the Metro Property and the Hillwood Property (the "Proposed Road Property") that is not shown on the Metro Property Assessor's Official Tax Maps; and

WHEREAS, in order to clarify the ownership of the Proposed Road Property, the Parties hereto desire to execute certain quitclaim deeds effectuating transfer of the portions of the Proposed Road Property: (i) designated as Area 1 and Area 2 on the drawing attached hereto as Exhibit A (the "Land Transfer Map") to Metro, and (ii) designated as Area 3 and Area 4 on the Land Transfer Map to Hillwood.

AGREEMENT

NOW, THEREFORE, for and in consideration of the foregoing, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged by the parties hereto, the parties agree as follows:

1. HGH Deeds. HGH shall convey by quitclaim deed to Metro in the form which is attached as Exhibit B, any and all interest HGH may have in the portion of the Proposed Road Property designated as Area 1 and Area 2 on the on the Land Transfer Map. HGH shall convey by quitclaim deed to Hillwood in the form which is attached as Exhibit C, any and all interest HGH



may have in the portion of the Proposed Road Property designated as Area 3 and Area 4 on the Land Transfer Map.

2. Metro Deed. Metro shall convey by quitclaim deed to Hillwood in the form which is attached as Exhibit D, any and all interest Metro may have in the portion of the Proposed Road Property designated as Area 3 and Area 4 on the Land Transfer Map.

3. Hillwood Deed. Hillwood shall convey by quitclaim deed to Metro in the form which is attached as Exhibit E, any and all interest Hillwood may have in the portion of the Proposed Road Property designated as Area 1 and Area 2 on the Land Transfer Map.

4. Miscellaneous. This Agreement shall be construed in accordance with the laws of the State of Tennessee, and if any one or more of the provisions of this Agreement shall be held invalid, illegal or unenforceable in any respect, by final decree of any court of lawful jurisdiction, such invalidity, illegality or unenforceability shall not affect any other provision hereof, but this Agreement shall be construed the same as if such invalid, illegal or unenforceable provision had never been contained herein.

5. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same agreement.

[Signatures on Following Pages]

EXECUTED as of the day and year first above written.

METRO:

THE METROPOLITAN GOVERNMENT OF
NASHVILLE AND DAVIDSON COUNTY

By: Abraham Wescott
Abraham Wescott, Director
Public Property Administration

APPROVED AS TO FORM AND
LEGALITY:

Walter W. Duff
Director of Law

[Signatures Continue on Following Pages]

EXECUTED as of the day and year first above written.

HILLWOOD:

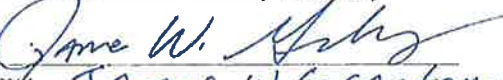
HILLWOOD COUNTRY CLUB,
a Tennessee nonprofit corporation

By: 
Name: J. TODD HEIKNER
Title: GENERAL MANAGER / COO

EXECUTED as of the day and year first above written.

HGH:

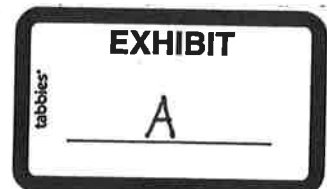
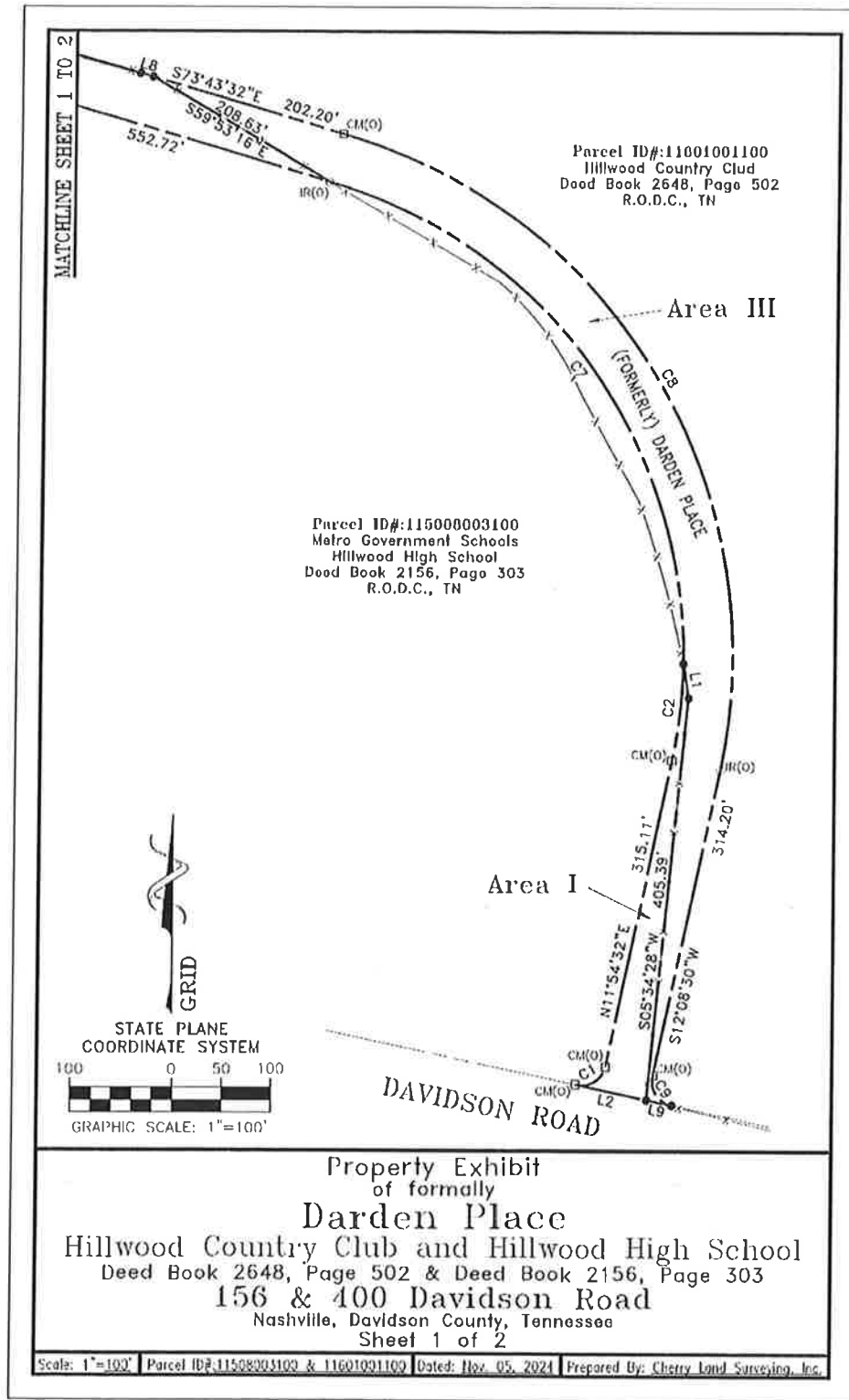
H.G. HILL REALTY COMPANY, LLC,
a Tennessee limited liability company

By: 
Name: JAMES W GRANBERRY
Title: CEO

SIGNATURE PAGE TO LAND TRANSFER AGREEMENT

EXHIBIT A

LAND TRANSFER DRAWING



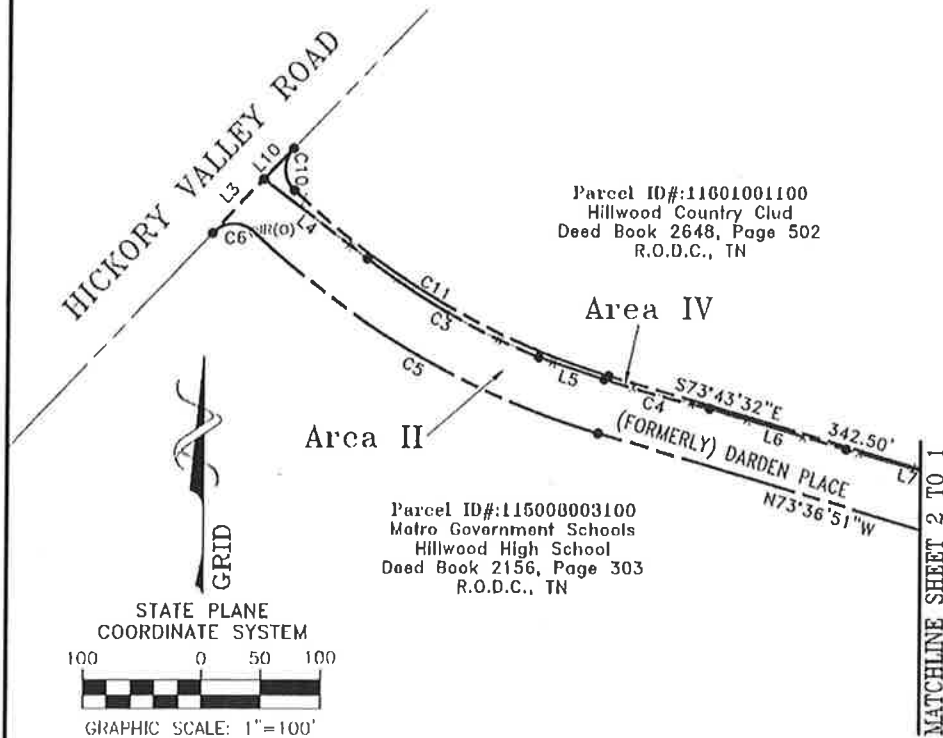
CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	39.67'	25.00'	35.64'	N59°45'25"E	90°54'40"
C2	96.98'	496.80'	96.83'	N06°14'08"E	11°11'05"
C3	168.50'	610.29'	167.97'	S60°34'35"E	15°49'10"
C4	91.61'	910.42'	91.57'	S74°32'55"E	5°45'56"
C5	341.08'	712.36'	337.83'	N60°00'31"W	27°26'00"
C6	39.27'	25.00'	35.36'	S88°29'49"W	90°00'01"
C7	648.61'	496.80'	603.52'	N36°45'32"W	74°48'15"
C8	820.48'	546.70'	745.62'	S31°10'00"E	85°59'20"
C9	39.27'	25.00'	35.36'	S32°51'30"E	90°00'01"
C10	39.27'	25.00'	35.36'	S01°17'51"E	90°00'01"
C11	312.05'	663.56'	309.19'	S59°45'51"E	26°56'40"

LINE TABLE

LINE	BEARING	LENGTH
L1	S08°38'23"E	34.83'
L2	N77°58'22"W	73.63'
L3	N43°39'16"E	62.89'
L4	S52°40'00"E	110.50'
L5	S71°39'57"E	58.06'
L6	S73°48'25"E	122.23'
L7	S74°40'34"E	131.30'
L8	S73°43'32"E	13.30'
L9	N77°58'22"W	26.14'
L10	N43°39'16"E	36.00'

Area I: 10,406 Sq. Ft. (0.239 Ac. ±)
 Area II: 37,169 Sq. Ft. (0.853 Ac. ±)
 Area III: 50,670 Sq. Ft. (1.163 Ac. ±)
 Area IV: 2,621 Sq. Ft. (0.060 Ac. ±)



Property Exhibit
 of formerly
Darden Place
 Hillwood Country Club and Hillwood High School
 Deed Book 2648, Page 502 & Deed Book 2156, Page 303
 156 & 400 Davidson Road
 Nashville, Davidson County, Tennessee
 Sheet 2 of 2

EXHIBIT B

DEED FROM HGH TO METRO

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
The Metropolitan Government of Nashville and Davidson County 700 2 nd Ave N Nashville, TN 37210	Portions of Parcel ID 11508003100 and Parcel ID 11601001100	New Owner [Exempt]
This instrument prepared by: Bradley Arant Boult Cummings, LLP (MCH) 1221 Broadway, Suite 2400, P.O. Box 340025, Nashville, TN 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **H.G. HILL REALTY COMPANY, LLC**, a Tennessee limited liability company (the “Grantor”), by these presents hereby quitclaims and conveys to **THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY** (the “Grantee”), Grantee’s successors and assigns, all of Grantor’s right, title, and interest, if any, in and to certain land located in Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the “Property”).

The Property is being transferred without warranty, express or implied, and expressly subject to all limitations, restrictions, claims and encumbrances that may affect the Property.

<p>STATE OF TENNESSEE COUNTY OF _____</p> <p>The actual consideration for this transfer is \$0.</p> <p style="text-align: right;">_____ Affiant</p> <p>Subscribed and sworn to before me this ____ day of _____ 2024.</p> <p style="text-align: right;">_____ Notary Public My Commission Expires: _____</p>



IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this
____ day of _____ 2024.

GRANTOR:

H.G. HILL REALTY COMPANY, LLC,
a Tennessee limited liability company

By: _____
Name: _____
Title: _____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, _____, Notary Public,
_____, with whom I am personally acquainted (or proved to me on the basis of
satisfactory evidence), and who acknowledged that s/he executed the foregoing instrument for the
purposes therein contained and who further acknowledged that s/he is the _____ of
H.G. Hill Realty Company, LLC, a Tennessee limited liability company, the within named
bargainor, and that s/he is authorized to execute this instrument on behalf of said company.

WITNESS my hand, at office, this __ day of _____ 2024.

Notary Public

My Commission Expires

EXHIBIT A

DESCRIPTION OF PROPERTY

Area I

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being part of the formerly known right-of-way of Darden Place, and being more particularly described as follows;

Beginning at an existing concrete monument in the northerly right-of-way line of Davidson Road, at a corner common with the property of the Metro Government Schools, Hillwood High School, as of record in Deed Book 2156, Page 303, at the Register's Office for Davidson County, Tennessee;

Thence leaving the northerly right-of-way line of Davidson Road, with the easterly property line of Metro Government Schools, Hillwood High School, with a curve to the left, along an arc length of 39.67 feet, the central angle of which is 90 deg 54 min 40 sec, the radius of which is 25.00 feet, the chord of which is North 59 deg 45 min 25 sec East, 35.64 feet to concrete monument;

Thence North 11 deg 54 min 32 sec East, 315.11 feet to a concrete monument;

Thence with a curve to the left, along an arc length of 96.98 feet, the central angle of which is 11 deg 11 min 05 sec, the radius of which is 496.80 feet, the chord of which is North 06 deg 14 min 08 sec East, 96.83 feet to a point;

Thence with a line through the right-of-way of the formerly known Darden Place, for the following two calls:

- 1) South 08 deg 38 min 23 sec East, 34.83 feet to a point;
- 2) South 05 deg 34 min 28 sec West, 405.39 feet to a point in the northerly right-of-way line of Davidson Road;

Thence with the northerly right-of-way line of Davidson Road, North 77 deg 58 min 22 sec West, 73.63 feet to the **POINT OF BEGINNING**. Containing 10,406 square feet or 0.239 acres more or less.

Area II

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being part of the formerly known right-of-way of Darden Place, and being more particularly described as follows;

Beginning a point in the westerly right-of-way line of Hickory Valley Road, at a corner common with the property of Metro Government Schools, Hillwood High School, as of record in Deed Book 2156, Page 303, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly right-of-way line of Hickory Valley Road, North 43 deg 39 min 16 sec East, 62.89 feet to a point;

Thence with a line through the right-of-way of the formerly known Darden Place, for the following six calls:

- 1) South 52 deg 40 min 00 sec East, 110.50 feet to a point;
- 2) With a curve to the left, along an arc length of 168.50 feet, the central angle of which is 15 deg 49 min 10 sec, the radius of which is 610.29 feet, the chord of which is South 60 deg 34 min 35 sec East, 167.97 feet to a point;
- 3) South 71 deg 39 min 57 sec East, 58.06 feet to a point;
- 4) With a curve to the left, along an arc length of 91.61 feet, the central angle of which is 05 deg 45 min 56 sec, the radius of which is 910.42 feet, the chord of which is South 74 deg 32 min 55 sec East, 91.57 feet to a point;
- 5) South 73 deg 48 min 25 sec East, 122.23 feet to a point;
- 6) South 74 deg 40 min 34 sec East, 131.30 feet to a point in the southerly property line of Hillwood Country Club, as of record in Deed Book 2648, Page 502, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly property line of Hillwood Country Club, South 73 deg 43 min 32 sec East, 13.30 feet to a point;

Thence with a line through the right-of-way of the formerly known Darden Place, South 59 deg 53 min 16 sec East, 208.63 feet to an existing iron rod in the northerly property line of Metro Government Schools, Hillwood High School;

Thence with the northerly property line of Metro Government Schools, Hillwood High School, North 73 deg 36 min 51 sec West, 552.72 feet to a point;

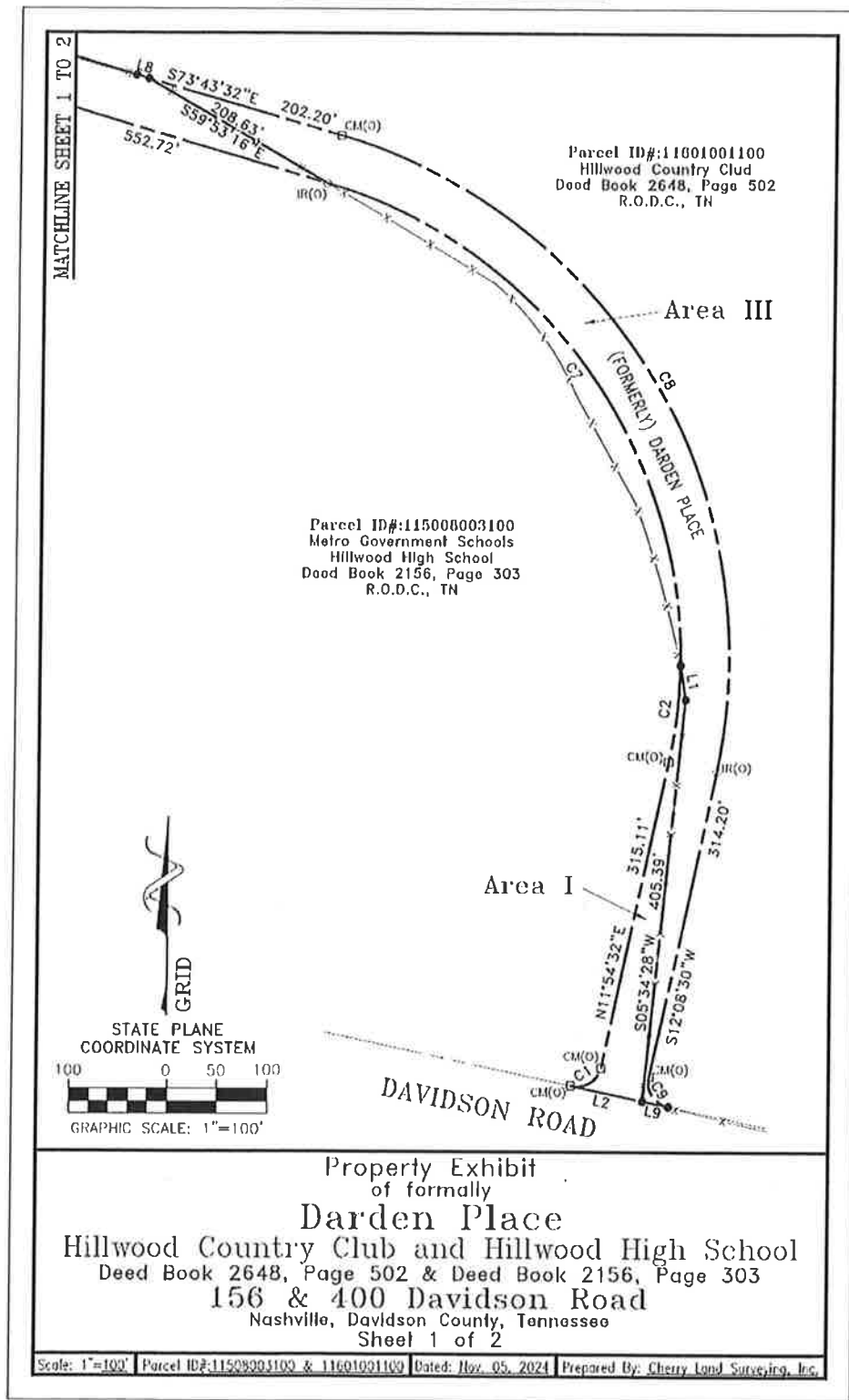
Thence with a curve to the right, along an arc length of 341.08 feet, the central angle of which is 27 deg 26 min 00 sec, the radius of which is 712.36 feet, the chord of which is North 60 deg 00 min 31 sec West, 337.83 feet to an existing iron rod;

Thence with a curve to the left, along an arc length of 39.27 feet, the central angle of which is 90 deg 00 min 01 sec, the radius of which is 25.00 feet, the chord of which is South 88 deg 29 min 49 sec West, 35.36 feet to the **POINT OF BEGINNING**. Containing 37,169 square feet or 0.853 acres more or less.

Being portions of the property conveyed to H.G. Hill Realty Company by deed from H.G. Hill and wife, of record in Book 731, page 542, Register's Office for Davidson County, Tennessee, by deed from M.L. Fletcher and wife, of record in Book 904, page 384, Register's Office for Davidson County, Tennessee, by deed from Mamie W. Hill and husband, of record in Book 1058, page 155, Register's Office for Davidson County, Tennessee, and by deeds from the Davidson County Board of Education of record in Book 2332, page 235 and Book 2291, page 507, Register's Office for Davidson County, Tennessee. H.G. Hill Realty Company, LLC, a Tennessee limited liability company, is the successor by merger to H.G. Hill Realty Company, a Tennessee corporation.

EXHIBIT B

DIAGRAM OF PROPERTY



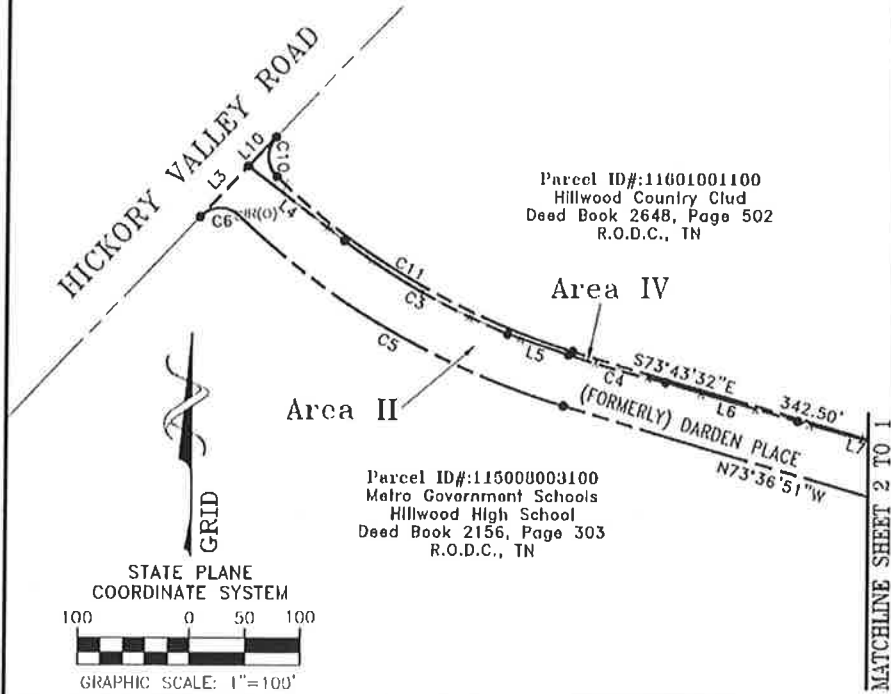
CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	39.67'	25.00'	35.64'	N59°45'25"E	90°54'40"
C2	96.98'	496.80'	96.83'	N06°14'08"E	11°11'05"
C3	168.50'	610.29'	167.97'	S60°34'35"E	15°49'10"
C4	91.61'	910.42'	91.57'	S74°32'55"E	5°45'56"
C5	341.08'	712.36'	337.85'	N60°00'31"W	27°26'00"
C6	39.27'	25.00'	35.36'	S88°29'49"W	90°00'01"
C7	648.61'	496.80'	603.52'	N36°45'32"W	74°48'15"
C8	820.48'	546.70'	745.62'	S31°10'00"E	85°59'20"
C9	39.27'	25.00'	35.36'	S32°51'30"E	90°00'01"
C10	39.27'	25.00'	35.36'	S01°17'31"E	90°00'01"
C11	312.05'	663.56'	309.19'	S59°45'51"E	26°56'40"

LINE TABLE

LINE	BEARING	LENGTH
L1	S08°38'23"E	34.83'
L2	N77°58'22"W	73.63'
L3	N43°39'16"E	62.89'
L4	S52°40'00"E	110.50'
L5	S71°39'57"E	58.06'
L6	S73°48'25"E	122.23'
L7	S74°40'34"E	131.30'
L8	S73°43'32"E	135.50'
L9	N77°58'22"W	26.14'
L10	N43°39'16"E	36.00'

Area I: 10,406 Sq. Ft. (0.239 Ac. ±)
 Area II: 37,169 Sq. Ft. (0.853 Ac. ±)
 Area III: 50,670 Sq. Ft. (1.163 Ac. ±)
 Area IV: 2,621 Sq. Ft. (0.060 Ac. ±)



Property Exhibit
 of formally
Darden Place
 Hillwood Country Club and Hillwood High School
 Deed Book 2648, Page 502 & Deed Book 2156, Page 303
 156 & 400 Davidson Road
 Nashville, Davidson County, Tennessee
 Sheet 2 of 2

Scale: 1"=100' Parcel ID# 115000003100 & 11601001100 Dated: Nov. 05, 2024 Prepared By: Cherry Land Surveying, Inc.

EXHIBIT C

DEED FROM HGH TO HILLWOOD

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Hillwood Country Club 6201 Hickory Valley Road Nashville, TN 37205	Portions of Parcel ID 11508003100 and Parcel ID 11601001100	New Owner [Exempt]
This instrument prepared by: Bradley Arant Boult Cummings, LLP (MCH) 1221 Broadway, Suite 2400, P.O. Box 340025, Nashville, TN 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **H.G. HILL REALTY COMPANY, LLC**, a Tennessee limited liability company (the "Grantor"), by these presents hereby quitclaims and conveys to **HILLWOOD COUNTRY CLUB** (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest, if any, in and to certain land located in Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

The Property is being transferred without warranty, express or implied, and expressly subject to all limitations, restrictions, claims and encumbrances that may affect the Property.

STATE OF TENNESSEE COUNTY OF _____ The actual consideration for this transfer is \$0. _____ Affiant Subscribed and sworn to before me this ____ day of _____ 2024. _____ Notary Public My Commission Expires: _____



IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this
____ day of _____ 2024.

GRANTOR:

H.G. HILL REALTY COMPANY, LLC,
a Tennessee limited liability company

By: _____
Name: _____
Title: _____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, _____, Notary Public,
_____, with whom I am personally acquainted (or proved to me on the basis of
satisfactory evidence), and who acknowledged that s/he executed the foregoing instrument for the
purposes therein contained and who further acknowledged that s/he is the _____ of
H.G. Hill Realty Company, LLC, a Tennessee limited liability company, the within named
bargainor, and that s/he is authorized to execute this instrument on behalf of said company.

WITNESS my hand, at office, this __ day of _____ 2024.

Notary Public

My Commission Expires

EXHIBIT A

DESCRIPTION OF PROPERTY

Area III

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being part of the formerly known right-of-way of Darden Place, and being more particularly described as follows;

Beginning at a point in the northerly right-of-way line of Davidson Road, at a corner common with the property of Hillwood Country Club, as of record in Deed Book 2648, Page 502, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly right-of-way line of Davidson Road, North 77 deg 58 min 22 sec West, 26.14 feet to a point;

Thence with a line through the right-of-way of the formerly known Darden Place, for the following two calls:

- 1) North 05 deg 34 min 28 sec East, 405.39 feet to a point;
- 2) North 08 deg 38 min 23 sec West, 34.83 feet to a point in the northerly property line of Metro Government Schools, Hillwood High School, as of record in Deed Book 2156, Page 303, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of Metro Government Schools, Hillwood High School, with a curve to the left, along an arc length of 648.61 feet, the central angle of which is 74 deg 48 min 15 sec, the radius of which is 496.80 feet, the chord of which is North 36 deg 45 min 32 sec West, 603.52 feet to an existing iron rod;

Thence with a line through the right-of-way of the formerly known Darden Place, North 59 deg 53 min 16 sec West, 208.63 feet to a point in the easterly property line of Hillwood Country Club;

Thence with the easterly property line of Hillwood Country Club, South 73 deg 43 min 32 sec East, 202.20 feet to an existing concrete monument;

Thence with a curve to the right, along an arc length of 820.48 feet, the central angle of which is 85 deg 59 min 20 sec, the radius of which is 546.70 feet, the chord of which is South 31 deg 10 min 00 sec East, 745.62 feet to an existing iron rod;

Thence South 12 deg 08 min 30 sec West, 314.20 feet to an existing concrete monument;

Thence with a curve to the left, along an arc length of 39.27 feet, the central angle of which is 90 deg 00 min 01 sec, the radius of which is 25.00 feet, the chord of which is South 32 deg 51 min 30 sec East, 35.36 feet to the **POINT OF BEGINNING**. Containing 50,670 square feet or 1.163 acres more or less.

Area IV

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being part of the formerly known right-of-way of Darden Place, and being more particularly described as follows;

Beginning at a point in the easterly right-of-way line of Hickory Valley Road, at a corner common with the property of the Hillwood Country Club, as of record in Deed Book 2648, Page 502, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Hickory Valley Road, with the southerly property line of Hillwood Country Club, with a curve to the left, along an arc length of 39.27 feet, the central angle of 90 deg 00 min 01 sec, the radius of which is 25.00 feet, the chord of which is South 01 deg 17 min 31 sec East, 35.36 feet to a point;

Thence with a curve to the left, along an arc length of 312.05 feet, the central angle of which is 26 deg 56 min 40 sec, the radius of which is 663.56 feet, the chord of which is South 59 deg 45 min 51 sec East, 309.19 feet to a point;

Thence South 73 deg 43 min 32 sec East, 342.50 feet to a point;

Thence with a line through the right-of-way of the formerly known Darden Place, for the following six calls:

- 1) North 74 deg 40 min 34 sec West, 131.30 feet to a point;
- 2) North 73 deg 48 min 25 sec West, 122.23 feet to a point;
- 3) With a curve to the right, along an arc length of 91.61 feet, the central angle of which is 05 deg 45 min 56 sec, the radius of which is 910.42 feet, the chord of which is North 74 deg 32 min 55 sec West, 91.57 feet to a point;
- 4) North 71 deg 39 min 57 sec West, 58.06 feet to a point;

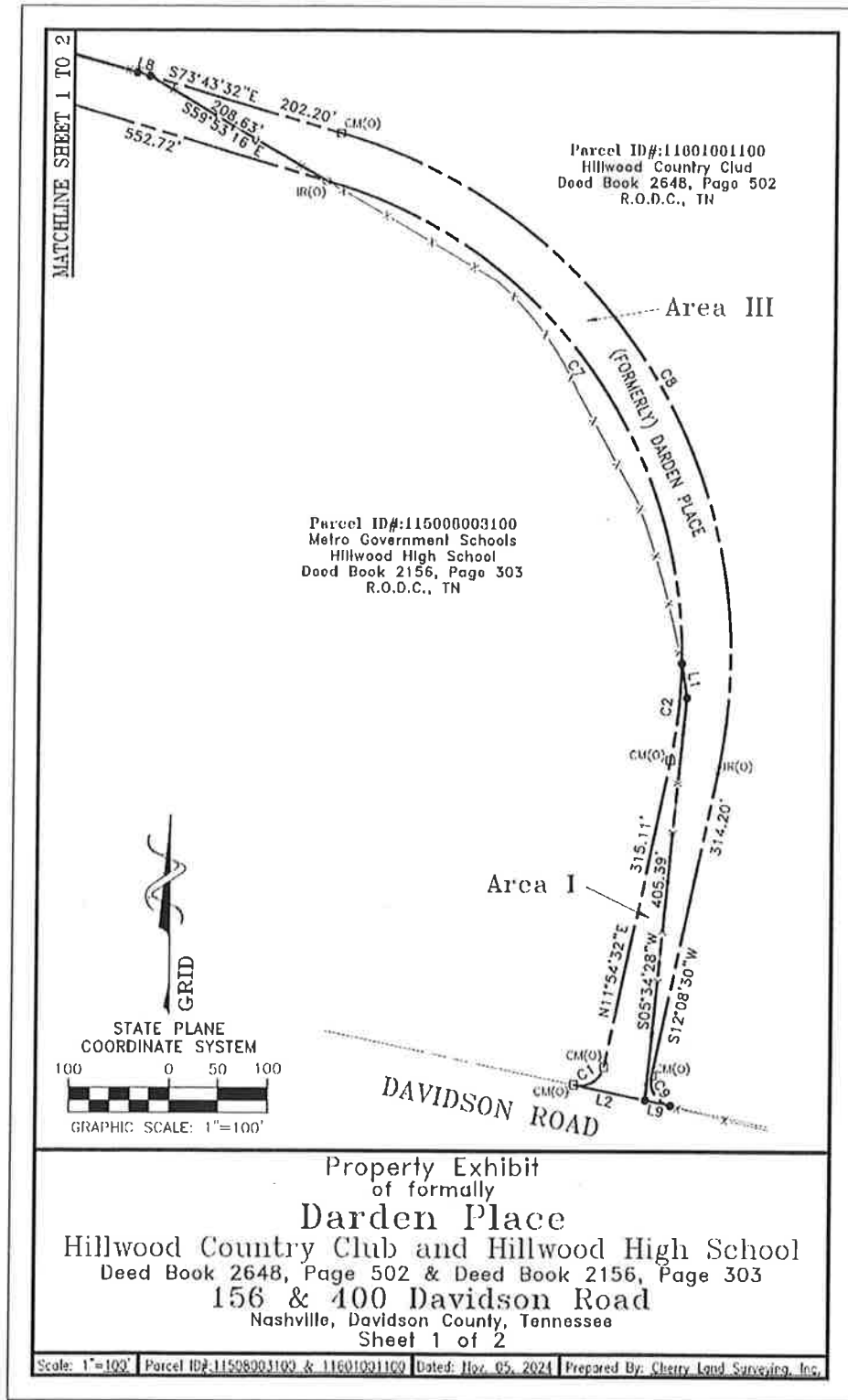
- 5) With a curve to the right, along an arc length of 168.50 feet, the central angle of which is 15 deg 49 min 10 sec, the radius of which is 610.29 feet, the chord of which is North 60 deg 34 min 35 sec West, 167.97 feet to a point;
- 6) North 52 deg 40 min 00 sec West, 110.50 feet to a point in the easterly right-of-way line of Hickory Valley Road;

Thence with the easterly right-of-way line of Hickory Valley Road, North 43 deg 39 min 16 sec East, 36.00 feet to the **POINT OF BEGINNING**. Containing 2,621 square feet or 0.060 acres more or less.

Being portions of the property conveyed to H.G. Hill Realty Company by deed from H.G. Hill and wife, of record in Book 731, page 542, Register's Office for Davidson County, Tennessee, by deed from M.L. Fletcher and wife, of record in Book 904, page 384, Register's Office for Davidson County, Tennessee, by deed from Mamie W. Hill and husband, of record in Book 1058, page 155, Register's Office for Davidson County, Tennessee, and by deeds from the Davidson County Board of Education, of record in Book 2332, page 235 and Book 2291, page 507, Register's Office for Davidson County, Tennessee. H.G. Hill Realty Company, LLC, a Tennessee limited liability company, is the successor by merger to H.G. Hill Realty Company, a Tennessee corporation.

EXHIBIT B

DIAGRAM OF PROPERTY



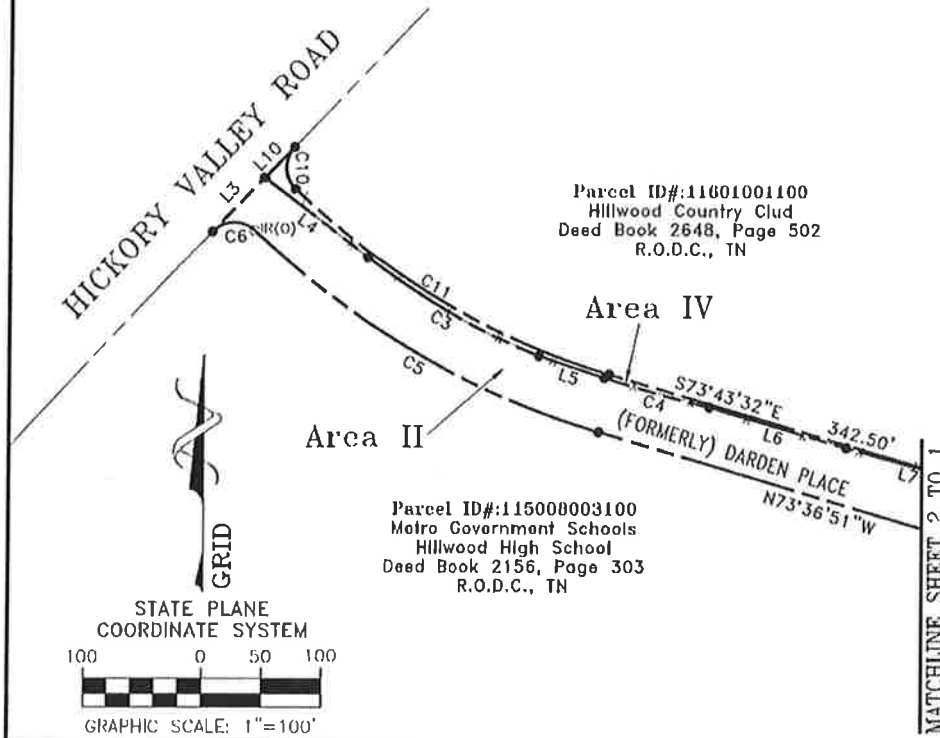
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C4	91.61'	910.42'	91.57'	S74°32'55"E	5°45'56"
C5	341.08'	712.36'	337.83'	N60°00'31"W	27°26'00"
C6	39.27'	25.00'	35.36'	S88°29'49"W	90°00'01"
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C9	39.27'	25.00'	35.36'	S32°51'30"E	90°00'01"
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 Area IV: 2,621 Sq. Ft. (0.060 Ac. ±)



Property Exhibit
 of formally
Darden Place
 Hillwood Country Club and Hillwood High School
 Deed Book 2648, Page 502 & Deed Book 2156, Page 303
 156 & 400 Davidson Road
 Nashville, Davidson County, Tennessee
 Sheet 2 of 2

Scale: 1"=100' Parcel ID#: 11500003100 & 11601001100 Dated: Nov. 05, 2024 Prepared By: Cherry Land Surveying, Inc.

EXHIBIT D

DEED FROM METRO TO HILLWOOD

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Hillwood Country Club 6201 Hickory Valley Road Nashville, TN 37205	Portion of Parcel ID 1158003100	New Owner [Exempt]
This instrument prepared by: Bradley Arant Boult Cummings, LLP (MCH) 1221 Broadway, Suite 2400, P.O. Box 340025, Nashville, TN 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY** (the "Grantor"), by these presents hereby quitclaims and conveys to **HILLWOOD COUNTRY CLUB**, a Tennessee nonprofit corporation (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest, if any, in and to certain land located in Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

The Property is being transferred without warranty, express or implied, and expressly subject to all limitations, restrictions, claims and encumbrances that may affect the Property.

STATE OF TENNESSEE COUNTY OF _____ The actual consideration for this transfer is \$0. _____ Affiant Subscribed and sworn to before me this ____ day of _____ 2024. _____ Notary Public My Commission Expires: _____



IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this
____ day of _____ 2024.

GRANTOR:

**THE METROPOLITAN GOVERNMENT OF
NASHVILLE AND DAVIDSON COUNTY**

By: _____
Name: _____
Title: _____

APPROVED AS TO FORM AND LEGALITY:

Director of Law

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, _____, Notary Public,
_____, with whom I am personally acquainted (or proved to me on the basis of
satisfactory evidence), and who acknowledged that s/he executed the foregoing instrument for the
purposes therein contained and who further acknowledged that s/he is the _____ of
THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, the
within named bargainor, and that s/he is authorized to execute this instrument on behalf of said
company.

WITNESS my hand, at office, this ___ day of _____ 2024.

Notary Public

My Commission Expires

EXHIBIT A

DESCRIPTION OF PROPERTY

Area III

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being part of the formerly known right-of-way of Darden Place, and being more particularly described as follows;

Beginning at a point in the northerly right-of-way line of Davidson Road, at a corner common with the property of Hillwood Country Club, as of record in Deed Book 2648, Page 502, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly right-of-way line of Davidson Road, North 77 deg 58 min 22 sec West, 26.14 feet to a point;

Thence with a line through the right-of-way of the formerly known Darden Place, for the following two calls:

- 1) North 05 deg 34 min 28 sec East, 405.39 feet to a point;
- 2) North 08 deg 38 min 23 sec West, 34.83 feet to a point in the northerly property line of Metro Government Schools, Hillwood High School, as of record in Deed Book 2156, Page 303, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of Metro Government Schools, Hillwood High School, with a curve to the left, along an arc length of 648.61 feet, the central angle of which is 74 deg 48 min 15 sec, the radius of which is 496.80 feet, the chord of which is North 36 deg 45 min 32 sec West, 603.52 feet to an existing iron rod;

Thence with a line through the right-of-way of the formerly known Darden Place, North 59 deg 53 min 16 sec West, 208.63 feet to a point in the easterly property line of Hillwood Country Club;

Thence with the easterly property line of Hillwood Country Club, South 73 deg 43 min 32 sec East, 202.20 feet to an existing concrete monument;

Thence with a curve to the right, along an arc length of 820.48 feet, the central angle of which is 85 deg 59 min 20 sec, the radius of which is 546.70 feet, the chord of which is South 31 deg 10 min 00 sec East, 745.62 feet to an existing iron rod;

Thence South 12 deg 08 min 30 sec West, 314.20 feet to an existing concrete monument;

Thence with a curve to the left, along an arc length of 39.27 feet, the central angle of which is 90 deg 00 min 01 sec, the radius of which is 25.00 feet, the chord of which is South 32 deg 51

min 30 sec East, 35.36 feet to the **POINT OF BEGINNING**. Containing 50,670 square feet or 1.163 acres more or less.

Area IV

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being part of the formerly known right-of-way of Darden Place, and being more particularly described as follows;

Beginning at a point in the easterly right-of-way line of Hickory Valley Road, at a corner common with the property of the Hillwood Country Club, as of record in Deed Book 2648, Page 502, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Hickory Valley Road, with the southerly property line of Hillwood Country Club, with a curve to the left, along an arc length of 39.27 feet, the central angle of 90 deg 00 min 01 sec, the radius of which is 25.00 feet, the chord of which is South 01 deg 17 min 31 sec East, 35.36 feet to a point;

Thence with a curve to the left, along an arc length of 312.05 feet, the central angle of which is 26 deg 56 min 40 sec, the radius of which is 663.56 feet, the chord of which is South 59 deg 45 min 51 sec East, 309.19 feet to a point;

Thence South 73 deg 43 min 32 sec East, 342.50 feet to a point;

Thence with a line through the right-of-way of the formerly known Darden Place, for the following six calls:

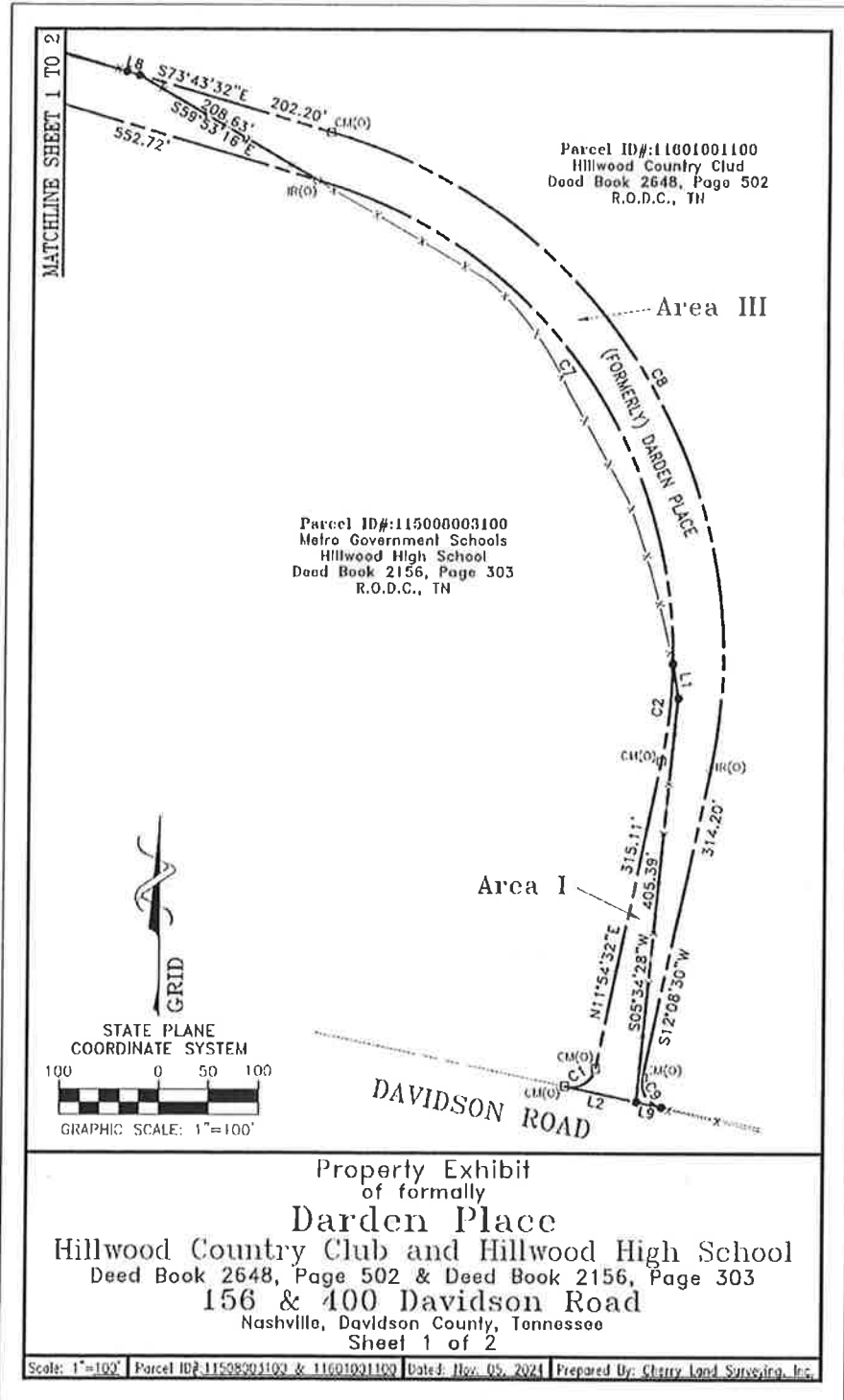
- 1) North 74 deg 40 min 34 sec West, 131.30 feet to a point;
- 2) North 73 deg 48 min 25 sec West, 122.23 feet to a point;
- 3) With a curve to the right, along an arc length of 91.61 feet, the central angle of which is 05 deg 45 min 56 sec, the radius of which is 910.42 feet, the chord of which is North 74 deg 32 min 55 sec West, 91.57 feet to a point;
- 4) North 71 deg 39 min 57 sec West, 58.06 feet to a point;
- 5) With a curve to the right, along an arc length of 168.50 feet, the central angle of which is 15 deg 49 min 10 sec, the radius of which is 610.29 feet, the chord of which is North 60 deg 34 min 35 sec West, 167.97 feet to a point;
- 6) North 52 deg 40 min 00 sec West, 110.50 feet to a point in the easterly right-of-way line of Hickory Valley Road;

Thence with the easterly right-of-way line of Hickory Valley Road, North 43 deg 39 min 16 sec East, 36.00 feet to the **POINT OF BEGINNING**. Containing 2,621 square feet or 0.060 acres more or less.

Being portions of the property conveyed to the Davidson County Board of Education by deeds from H.G. Hill Realty Company, of record in Book 2100, page 635, Book 2156, page 303 and Book 2332, page 235, Register's Office for Davidson County, Tennessee. Section 9.14 of the Charter of The Metropolitan Government of Nashville and Davidson County provides that all school property belonging to the County of Davidson prior to the adoption of the Charter would thereafter belong to The Metropolitan Government of Nashville and Davidson County.

EXHIBIT B

DIAGRAM OF PROPERTY



303078-401001

4874-4537-7264.2

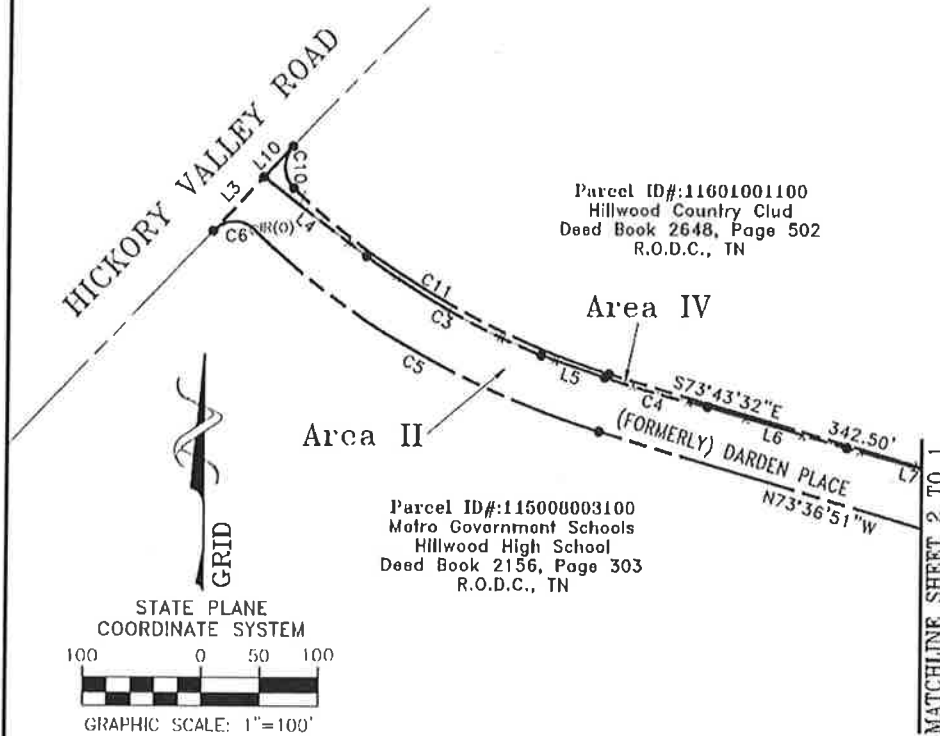
CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	39.67'	25.00'	35.64'	N59°45'25"E	90°54'40"
C2	96.98'	496.80'	96.83'	N06°14'08"E	11°11'05"
C3	168.50'	610.29'	167.97'	S60°34'35"E	15°49'10"
C4	91.61'	910.42'	91.57'	S74°32'55"E	5°45'56"
C5	341.08'	712.36'	337.83'	N60°00'31"W	27°26'00"
C6	39.27'	25.00'	35.36'	S88°29'49"W	90°00'01"
C7	648.61'	496.80'	603.52'	N36°45'32"W	74°48'15"
C8	820.48'	546.70'	745.62'	S31°10'00"E	85°59'20"
C9	39.27'	25.00'	35.36'	S32°51'30"E	90°00'01"
C10	39.27'	25.00'	35.36'	S01°17'31"E	90°00'01"
C11	312.05'	663.56'	309.19'	S59°45'51"E	26°56'40"

LINE TABLE

LINE	BEARING	LENGTH
L1	S08°38'23"E	34.83'
L2	N77°58'22"W	73.63'
L3	N43°39'16"E	62.89'
L4	S52°40'00"E	110.50'
L5	S71°39'57"E	58.06'
L6	S73°48'25"E	122.23'
L7	S74°40'34"E	131.30'
L8	S73°43'32"E	13.50'
L9	N77°58'22"W	26.14'
L10	N43°39'16"E	36.00'

Area I: 10,406 Sq. Ft. (0.239 Ac. ±)
 Area II: 37,169 Sq. Ft. (0.853 Ac. ±)
 Area III: 50,670 Sq. Ft. (1.163 Ac. ±)
 Area IV: 2,621 Sq. Ft. (0.060 Ac. ±)



Property Exhibit
 of formally
Darden Place
 Hillwood Country Club and Hillwood High School
 Deed Book 2648, Page 502 & Deed Book 2156, Page 303
 156 & 400 Davidson Road
 Nashville, Davidson County, Tennessee
 Sheet 2 of 2

Scale: 1"=100' Parcel ID# 115000003100 & 11601001100 Dated: Nov. 05, 2021 Prepared By: Cherry Land Surveying, Inc.

EXHIBIT E

DEED FROM HILLWOOD TO METRO

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
The Metropolitan Government of Nashville and Davidson County 700 2 nd Ave N Nashville, TN 37210	Portion of Parcel ID 11601001100	New Owner [Exempt]
This instrument prepared by: Bradley Arant Boult Cummings, LLP (MCH) 1221 Broadway, Suite 2400, P.O. Box 340025, Nashville, TN 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **HILLWOOD COUNTRY CLUB**, a Tennessee nonprofit corporation (the "Grantor"), by these presents hereby quitclaims and conveys to **THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY** (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest, if any, in and to certain land located in Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

The Property is being transferred without warranty, express or implied, and expressly subject to all limitations, restrictions, claims and encumbrances that may affect the Property.

STATE OF TENNESSEE COUNTY OF _____ The actual consideration for this transfer is \$0. <div style="text-align: right; margin-bottom: 10px;"> _____ Affiant </div> Subscribed and sworn to before me this ____ day of _____, 2024. <div style="text-align: right;"> _____ Notary Public My Commission Expires: _____ </div>
--



IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this
__ day of _____ 2024.

GRANTOR:

HILLWOOD COUNTRY CLUB

By: _____
Name: _____
Title: _____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, _____, Notary Public,
_____, with whom I am personally acquainted (or proved to me on the basis of
satisfactory evidence), and who acknowledged that s/he executed the foregoing instrument for the
purposes therein contained and who further acknowledged that s/he is the _____ of
HILLWOOD COUNTRY CLUB, a Tennessee nonprofit corporation, the within named bargainor,
and that s/he is authorized to execute this instrument on behalf of said company.

WITNESS my hand, at office, this __ day of _____ 2024.

Notary Public

My Commission Expires

EXHIBIT A

DESCRIPTION OF PROPERTY

Area I

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being part of the formerly known right-of-way of Darden Place, and being more particularly described as follows;

Beginning at an existing concrete monument in the northerly right-of-way line of Davidson Road, at a corner common with the property of the Metro Government Schools, Hillwood High School, as of record in Deed Book 2156, Page 303, at the Register's Office for Davidson County, Tennessee;

Thence leaving the northerly right-of-way line of Davidson Road, with the easterly property line of Metro Government Schools, Hillwood High School, with a curve to the left, along an arc length of 39.67 feet, the central angle of which is 90 deg 54 min 40 sec, the radius of which is 25.00 feet, the chord of which is North 59 deg 45 min 25 sec East, 35.64 feet to concrete monument;

Thence North 11 deg 54 min 32 sec East, 315.11 feet to a concrete monument;

Thence with a curve to the left, along an arc length of 96.98 feet, the central angle of which is 11 deg 11 min 05 sec, the radius of which is 496.80 feet, the chord of which is North 06 deg 14 min 08 sec East, 96.83 feet to a point;

Thence with a line through the right-of-way of the formerly known Darden Place, for the following two calls:

- 1) South 08 deg 38 min 23 sec East, 34.83 feet to a point;
- 2) South 05 deg 34 min 28 sec West, 405.39 feet to a point in the northerly right-of-way line of Davidson Road;

Thence with the northerly right-of-way line of Davidson Road, North 77 deg 58 min 22 sec West, 73.63 feet to the **POINT OF BEGINNING**. Containing 10,406 square feet or 0.239 acres more or less.

Area II

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being part of the formerly known right-of-way of Darden Place, and being more particularly described as follows;

Beginning a point in the westerly right-of-way line of Hickory Valley Road, at a corner common with the property of Metro Government Schools, Hillwood High School, as of record in Deed Book 2156, Page 303, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly right-of-way line of Hickory Valley Road, North 43 deg 39 min 16 sec East, 62.89 feet to a point;

Thence with a line through the right-of-way of the formerly known Darden Place, for the following six calls:

- 1) South 52 deg 40 min 00 sec East, 110.50 feet to a point;
- 2) With a curve to the left, along an arc length of 168.50 feet, the central angle of which is 15 deg 49 min 10 sec, the radius of which is 610.29 feet, the chord of which is South 60 deg 34 min 35 sec East, 167.97 feet to a point;
- 3) South 71 deg 39 min 57 sec East, 58.06 feet to a point;
- 4) With a curve to the left, along an arc length of 91.61 feet, the central angle of which is 05 deg 45 min 56 sec, the radius of which is 910.42 feet, the chord of which is South 74 deg 32 min 55 sec East, 91.57 feet to a point;
- 5) South 73 deg 48 min 25 sec East, 122.23 feet to a point;
- 6) South 74 deg 40 min 34 sec East, 131.30 feet to a point in the southerly property line of Hillwood Country Club, as of record in Deed Book 2648, Page 502, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly property line of Hillwood Country Club, South 73 deg 43 min 32 sec East, 13.30 feet to a point;

Thence with a line through the right-of-way of the formerly known Darden Place, South 59 deg 53 min 16 sec East, 208.63 feet to an existing iron rod in the northerly property line of Metro Government Schools, Hillwood High School;

Thence with the northerly property line of Metro Government Schools, Hillwood High School, North 73 deg 36 min 51 sec West, 552.72 feet to a point;

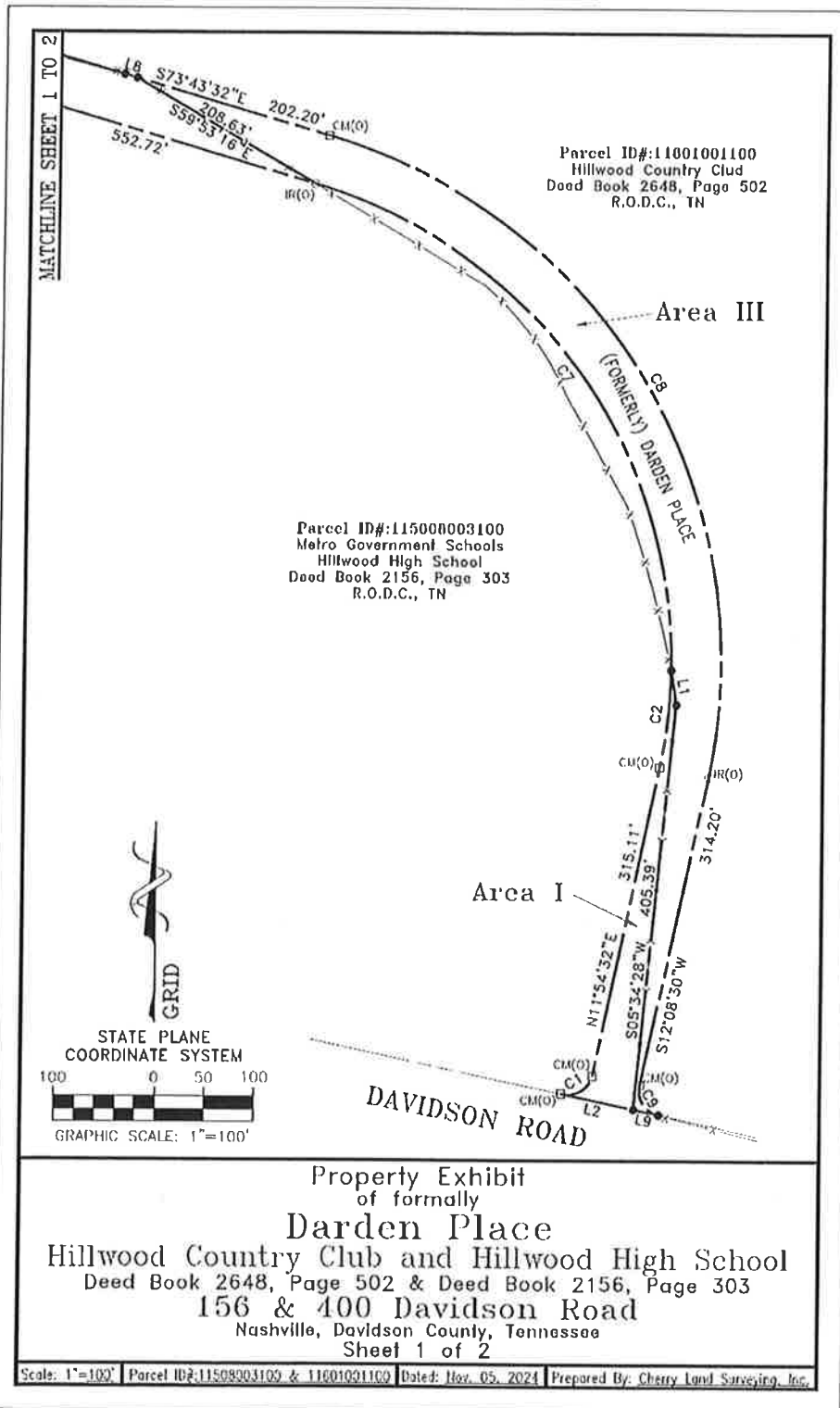
Thence with a curve to the right, along an arc length of 341.08 feet, the central angle of which is 27 deg 26 min 00 sec, the radius of which is 712.36 feet, the chord of which is North 60 deg 00 min 31 sec West, 337.83 feet to an existing iron rod;

Thence with a curve to the left, along an arc length of 39.27 feet, the central angle of which is 90 deg 00 min 01 sec, the radius of which is 25.00 feet, the chord of which is South 88 deg 29 min 49 sec West, 35.36 feet to the **POINT OF BEGINNING**. Containing 37,169 square feet or 0.853 acres more or less.

Being portions of the property conveyed to Hillwood Country Club by deeds from H.G. Hill Realty Company, of record in Book 2291, page 507 and Book 2648, page 502, Register's Office for Davidson County, Tennessee.

EXHIBIT B

DIAGRAM OF PROPERTY



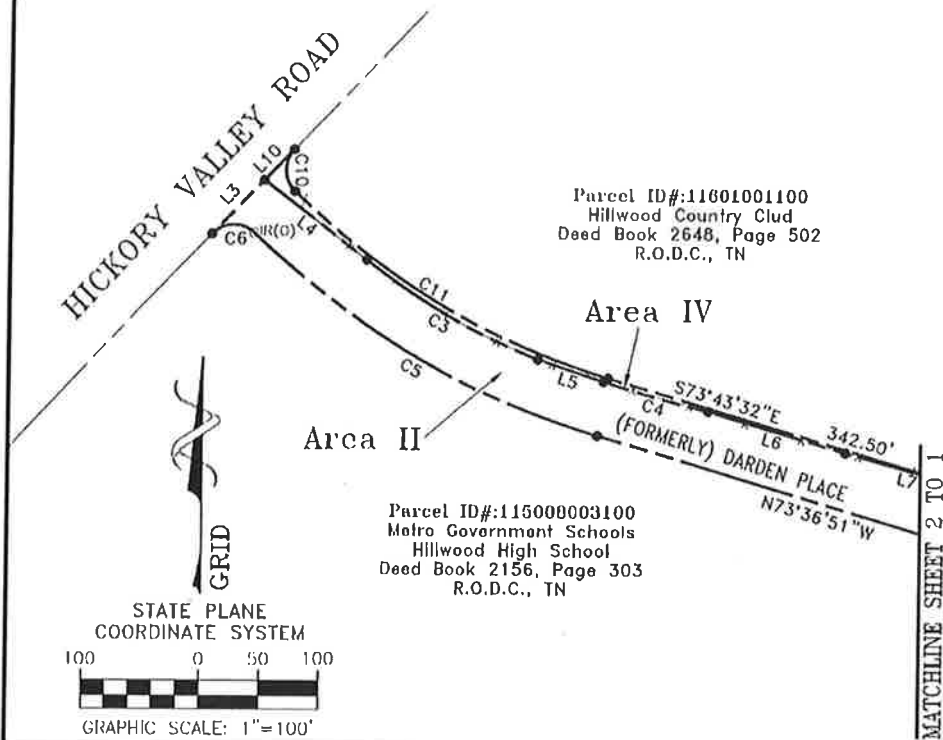
CURVE TABLE

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C7	648.61'	496.80'	603.52'	N36°45'32"W	74°48'15"
C8	820.48'	546.70'	745.62'	S31°10'00"E	85°59'20"
C9	39.27'	25.00'	35.36'	S32°51'30"E	90°00'01"
C10	39.27'	25.00'	35.36'	S01°17'31"E	90°00'01"
C11	312.05'	663.56'	309.19'	S59°45'51"E	26°56'40"

LINE TABLE

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L5	S71°39'57"E	58.06'
L6	S73°48'25"E	122.23'
L7	S74°40'34"E	131.30'
L8	S73°43'32"E	13.30'
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Scale: 1"=100' | Parcel ID#: 11508003100 & 11601001100 | Dated: Nov. 05, 2024 | Prepared By: Cherry Land Surveying, Inc.