



# Metropolitan Nashville and Davidson County, TN

## Legislation Text

---

**File #:** BL2021-688, **Version:** 1

---

An ordinance authorizing the Metropolitan Government of Nashville and Davidson County to execute a quitclaim deed conveying a small portion of the Madison Branch Library property. (Proposal No. 2021M-004PR-001)

WHEREAS, the Metropolitan Government of Nashville and Davidson County ("Metro") owns property located at 610 Gallatin Pike in fee and desires to convey a small portion of the property adjacent to the right-of-way as further described in the quitclaim attached hereto as Exhibit A; and,

WHEREAS, the conveyance was requested by adjacent property owners, 721 Madison Square, Madison Square Partners, LP ("Madison Square"); and,

WHEREAS, Madison Square Partners, LP intends to sell all its rights, title and interest in its property to Artesia Real Estate, and a closing on this transaction is currently scheduled for March 17, 2021; and,

WHEREAS, the Metropolitan Government of Nashville and Davidson County has no further need for the small portion of property intended to be conveyed by quitclaim and the portion of property has no commercial value; and,

WHEREAS, Madison Square shall, prior to March 17, 2021, by separate deed, convey to Metro easement interests in right-of-way Metro needs for the Madison Station Boulevard Project, Public Works Project No. 99-R-6, which was previously authorized by Ordinance No. BL2019-1480; and,

WHEREAS, it is in the best interest of the Metropolitan Government of Nashville and Davidson County that this portion of property be conveyed.

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

Section 1. That the Director of Public Property, or his designee, is authorized to transfer via quitclaim deed, substantially in the form of the attached Exhibit A, incorporated herein, a small portion of the Madison Branch Library property, as further described in Exhibit A.

Section 2. Amendments to this legislation may be approved by Resolution of the Metropolitan Council.

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

### Analysis

This ordinance approves the transfer of a 0.03-acre portion of the Madison Branch Library property adjacent to the right-of-way located at 610 Gallatin Pike to the neighboring property owner, Madison Square Partners, LP. Ordinance No. BL2019-1480 authorized the acquisition of certain permanent and temporary easements by

negotiation or condemnation for 46 properties for the construction of Madison Boulevard, including property owned by Madison Square, LP. The necessary easement has now been transferred to Metro, and Metro desires to convey this small portion of unused property to the adjacent owner.

This ordinance has been approved by the Planning Commission.