



Metropolitan Nashville and Davidson County, TN

Legislation Text

File #: BL2024-638, **Version:** 1

An ordinance approving an exchange of interests in real property adjacent to the site of the former Hillwood High School. (Proposal No. 2024M-051AG-001).

WHEREAS, in 1952, 1953, and 1954, the H.G. Hill Realty Company, LLC (“HGH”) conveyed property (now collectively Metro Parcel ID 11508003100; the “Metro Property”) to the Davidson County Board of Education as a site for a school; and,

WHEREAS, HGH also conveyed adjacent property (Metro Parcel IDs 11601001000 and 11601001100; collectively, the “Hillwood Property”) to the Hillwood Country Club; and,

WHEREAS, the Metropolitan Government now holds title to the Metro Property pursuant to Section 9.14 of the Charter of the Metropolitan Government of Nashville and Davidson County; and,

WHEREAS, one of the deeds from HGH to the Davidson County Board of Education (recorded at Book 2332, Page 235, RODC) and one of the deeds from HGH to Hillwood Country Club (recorded at 2648, Page 502) refer to a proposed road (the “Proposed Road Property”) between the Metro Property and the Hillwood Property; and,

WHEREAS, the proposed road has never been built and is unnecessary; and,

WHEREAS pursuant to the agreement (the “Agreement”) attached to this ordinance as Exhibit 1, the Metropolitan Government, Hillwood Country Club, and HGH propose to clarify the ownership of the Proposed Road Property through an exchange of quitclaim deeds; and,

WHEREAS, approval of the Agreement is in the best interest of the Metropolitan Government.

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

Section 1. The Agreement is approved, and the Director of Public Property or his designee is authorized to execute the Agreement and the quitclaim deed attached as Exhibit D to the Agreement and accept and record the quitclaim deeds conveying the interests of the Hillwood Country Club and HGH to Metro as contemplated by the Agreement.

Section 2. The Director of Public Property is further authorized to execute such other documents as may be necessary to carry out the intent of the Agreement.

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

Analysis

The ordinance approves an exchange of interests of real property adjacent to the site of the former Hillwood High School near Davidson Road and Hickory Valley Road. The legislation would provide for an exchange of quitclaim deeds among the Metropolitan Government (“Metro”), Hillwood Country Club, and H.G. Hill Realty Company, LLC. (“H.G. Hill”).

Between 1952 and 1954, property was conveyed from H.G. Hill Realty Company, LLC to the Davidson County Board of Education, which is now owned by the Metropolitan Government. H.G. Hill also conveyed adjacent property to Hillwood Country Club. Deeds from H.G. Hill to Metro and H.G. Hill to Hillwood Country Club refer to a proposed road that would have divided the two properties. The road was not constructed and is not needed. The properties subject to this ordinance are illustrated in Exhibit A.

The ordinance under consideration would approve a land transfer agreement and the execution of a quitclaim deed related to the transfer. Areas 1 and 2 as shown in Exhibit A would be transferred to Metro. H.G. Hill and Hillwood Country Club would quitclaim any interest in the property to Metro.

Areas 3 and 4 as would in Exhibit A would be transferred to Hillwood Country Club. Metro and Hillwood Country Club would quitclaim any interest in the property to Hillwood Country Club.