

RESOLUTION NO. 32273

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE A QUITCLAIM DEED, IN SUBSTANTIALLY THE FORM ATTACHED, FOR THE CONVEYANCE OF EIGHT (8) IDENTIFIED PARCELS TO CHATTANOOGA LAND BANK FOR THE UTILIZATION OF THE PARCELS FOR THE PURPOSE OF AFFORDABLE HOUSING, SUBJECT TO THE APPROVAL OF THE CITY ATTORNEY.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That it is hereby authorizing the Mayor or his designee to execute a Quitclaim Deed, in substantially the form attached, for the conveyance of eight (8) identified parcels to Chattanooga Land Bank for the utilization of the parcels for the purpose of affordable housing, subject to the approval of the City Attorney.

ADOPTED: October 15, 2024

/mem

Prepared by and Return to:
Hon & Kopet
Title Guaranty and Trust Company
617 Walnut Street
Chattanooga, TN 37402

H&K/lb/24/57644

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Tax Map/Parcel Nos.: SEE EXHIBIT A	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and No/100 (\$1.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the CITY OF CHATTANOOGA, a municipal corporation of the State of Tennessee, herein the Grantor, does hereby transfer, convey and forever quitclaim unto CHATTANOOGA LAND BANK AUTHORITY, a Tennessee nonprofit corporation, its successors and assigns, all its right, title and interest in and to the following described property located in the City of Chattanooga, Hamilton County, Tennessee:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO any governmental zoning and subdivision ordinances in effect thereon.

SUBJECT TO any and all conditions, restrictions, reservations of record in the Register's Office of Hamilton County, Tennessee.

SUBJECT TO any and all easements.

SUBJECT TO conditions and easements contained in document of record in Book 2116, Page 186, in the Register's Office of Hamilton County, Tennessee.

SUBJECT TO all notes, stipulations, restrictions, easements, conditions, and regulations as shown, described or noted on referenced plats recorded in the Register's Office of Hamilton County, Tennessee.

SUBJECT TO any liens of record that may encumber subject property.

The parties herein, by execution and acceptance of and/or recording of this Deed, hereby acknowledge that this Deed was prepared from information provided solely by the parties involved, that no title insurance is being provided, and neither Hon and Kopet nor The Title Guaranty and Trust Company of Chattanooga shall have any liability for the status of title or accuracy of such information.

This Quitclaim Deed is given by Grantor pursuant to Resolution No. 27849 & Resolution No. _____ adopted by the Chattanooga City Council on April 29, 2014 & October 15, 2024, declaring the Property as surplus. A copy of Resolution 27849 & _____ are attached as Exhibit B and incorporated herein by reference.

TO BE EFFECTIVE as of the _____ day of _____, 2024.

IN WITNESS WHEREOF, CITY OF CHATTANOOGA, a municipal corporation of the State of Tennessee, has caused these presents to be executed by _____, its _____, to be effective as of _____ day of _____, 2024.

CITY OF CHATTANOOGA, a municipal corporation of the State of Tennessee

By: _____

RICHARD J. BEELAND

Administrator of Economic Development

STATE OF TENNESSEE
COUNTY OF HAMILTON

On this _____ day of _____, 2024, before me personally appeared Richard J. Beeland, 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 Administrator of Economic Development of CITY OF CHATTANOOGA, a municipal corporation of the State of Tennessee, the within named bargainor, and that as such Administrator, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of CITY OF CHATTANOOGA, a municipal corporation of the State of Tennessee, by himself as such Administrator.

Witness my hand and Notarial Seal.

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF HAMILTON

I hereby swear or affirm that the actual consideration for this transfer is \$0.00, and there is no tax due under Tennessee Code Annotated Section 67-4-409, and both parties are EXEMPT government entities.

AFFIANT

Sworn and subscribed before me this _____ day of _____, 2024.

NOTARY PUBLIC

My Commission Expires:_____

EXHIBIT A
(Legal Description)

KNOWN AS 2602 KOBLENTZ CIRCLE; PARCEL ID 137A-L-020:

Being a part of the property known as Koblentz Circle, as shown by plat of record in Plat Book 10, page 27, in the Register's Office of Hamilton County, Tennessee, particularly described as: BEGINNING at a point in the East line of the Eastern portion of Koblentz Circle located 43 feet North of the North line of Appling Street, and 125.8 feet West of the West line of Sterling Street; thence Northwardly along said line of Koblentz Circle 43 feet; thence Eastwardly, parallel to the North line of Appling Street, 60 feet; thence Southwardly, parallel to said line of Koblentz Circle, 43 feet; thence Westwardly 60 feet to the point of beginning. FOR PRIOR TITLE, see Deed from Hamilton County, a political subdivision dated September 18, 2024 and recorded September 18, 2024 in Book 13709, Page 106, in the Register's Office of Hamilton County, Tennessee.

KNOWN AS 2508 TAYLOR STREET; PARCEL ID 137A-M-021:

Lot Three (3), Turnley's Subdivision of Lots 77 and 79, Spring Place Addition, as shown by plat of record in Plat Book 3, Page 19, in the Register's Office of Hamilton County, Tennessee. FOR PRIOR TITLE, see Deed from Hamilton County, a political subdivision dated September 18, 2024 and recorded September 18, 2024 in Book 13709, Page 106, in the Register's Office of Hamilton County, Tennessee.

860 McCALLIE AVE., MAP AND PARCEL 146H-D-008:

Lots Eight (8) and Nine (9) and the east sixteen and two-thirds (16-2/3) feet of Lot Seven (7), Griffiss Subdivision, as shown by plat of record in Plat Book 2, Page 31, in the Register's Office of Hamilton County, Tennessee. According to said plat said lots and part of lot form one tract of ground fronting 116-2/3 feet on the south line of McCallie Avenue, and extending back Southwardly between parallel lines along the west line of Park Avenue 136 feet to an alley. Being the same property conveyed to City of Chattanooga by Order Confirming Master's Report of Sale entered in the Chancery Court of Hamilton County, Tennessee, No. 12-0155, Part I, entered March 5, 2013 and recorded on March 14, 2013 in Book 9896, Page 606, in the Register's Office of Hamilton County, Tennessee.

3809 ALTON PARK BLVD., MAP AND PARCEL 155N-F-016:

Being Lots Five (5) and Six (6), Block Ten (10), Alton Park Addition Number Two (2), as shown by plat of record in Plat Book 3, Page 8, in the Register's Office of Hamilton County, Tennessee. LESS AND EXCEPT that part conveyed by instrument recorded in Deed Book 920, Page 77, said Register's Office. Being the same property conveyed to City of Chattanooga, a municipal corporation of the State of Tennessee by Deed from Chattanooga Housing Authority, executed July 15, 2004 and recorded on July 16, 2004 in Book 7204, Page 363, in the Register's Office of Hamilton County, Tennessee

3816 WEST AVENUE, MAP AND PARCEL 155N-F-024:

Being the south forty-four (44) feet of Lot One (1), and the south forty-four (44) feet of the west forty-five (45) feet of Lot Two (2), Block Ten (10), Alton Park Addition No. Two (2), as shown by plat recorded in Plat Book 3, Page 8, in the Register's Office of Hamilton County, Tennessee. Being the same property conveyed to City of Chattanooga, a municipal corporation of State of Tennessee by Deed from Chattanooga Housing Authority, executed July 15, 2004 and recorded on July 16, 2004 in Book 7204, Page 368, in the Register's Office of Hamilton County, Tennessee.

3817 WEST AVE., MAP AND PARCEL 155N-F-025:

Being the south 40 feet of Lots One (1) and Two (2), Harris Addition to Oak Hills, as shown by plat recorded in Plat Book 2, Page 48, in the Register's Office of Hamilton County, Tennessee. Said parts of lots make one

(1) tract of ground fronting 40 feet on the west line of West Avenue and extending back westwardly, along the north line of an alley, a distance of 95 feet to the west line of said Lot Two (2); and being the same property conveyed by Thomas H. Styles and wife, Nancy A. Styles, to George Harvey by Deed recorded in Book B, Volume 18, Page 207, said Register's Office.

Being the same property conveyed to City of Chattanooga, a municipal corporation of the State of Tennessee by Deed from Chattanooga Housing Authority, executed July 15, 2004 and recorded on July 16, 2004 in Book 7204, Page 398, in the Register's Office of Hamilton County, Tennessee.

901 W. 39TH ST., MAP AND PARCEL 155N-F-026:

Being the Eastern 37-1/2 feet of Lot Seventeen (17) and all of Lot Eighteen (18) of Harris Addition to Alton Park (formerly known as Oak Hills) as shown by plat of record in Plat Book 2, Page 48, in the Register's Office of Hamilton County, Tennessee. According to said plat, said lot and part of lot together form one

(1) tract of land fronting 78 feet, more or less, in the Northern line of the Chattanooga Belt Railway right of way and extending Northwardly along the Western line of West Avenue to the Southern line of an alley, on which it has a frontage of 77-1/2 feet.

Being the same property conveyed to City of Chattanooga, a municipal corporation of the State of Tennessee by Deed from Chattanooga Housing Authority, executed July 15, 2004 and recorded on July 16, 2004 in Book 7204, Page 393, in the Register's Office of Hamilton County, Tennessee.

4520 OAKLAND AVENUE MAP AND PARCEL 167C-H-034:

Lot Seventy-eight (78), Block Twenty-four (24), Alton Park No. One (1), sometimes called Oak Hills, as shown by plat of record in Plat Book 3, Page 8, in the Register's Office of Hamilton County, Tennessee.

Being part of the same property vested in The City of Chattanooga, a municipal corporation of the State of Tennessee, by Order for Muniment of Title filed on April 28, 2006 in No. 04-0371, in the Chancery Court of Hamilton County, Tennessee, and recorded on May 3, 2006 in Book 7929, Page 143, in the Register's Office of Hamilton County, Tennessee.