

RESOLUTION NO. 32405

A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF ECONOMIC DEVELOPMENT TO EXECUTE A RELEASE AND TERMINATION OF REVERSIONARY RIGHTS, IN SUBSTANTIALLY THE FORM ATTACHED, FOR THE RELEASE OF THE REVERSIONARY RIGHTS ON THE PARCELS IDENTIFIED AS TAX MAP NUMBERS 146A-J-009 AND 146A-J-010 IN THE QUITCLAIM DEED DATED OCTOBER 4, 1996, AND RECORDED IN BOOK 4757, PAGE 716 IN THE REGISTER'S OFFICE OF HAMILTON COUNTY, TENNESSEE.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That it is hereby authorizing the Administrator for the Department of Economic Development to execute a Release and Termination of Reversionary Rights, in substantially the form attached, for the release of the reversionary rights on the parcels identified as Tax Map Numbers 146A-J-009 and 146A-J-010 in the QuitClaim Deed dated October 4, 1996, and recorded in book 4757, page 716 in the Register's Office of Hamilton County, Tennessee.

ADOPTED: February 18, 2025

/mem

This Instrument Prepared By and After
Recording Return to:

Miller & Martin, PLLC
Attn: Evan A. Allison
832 Georgia Avenue, Suite 1200
Chattanooga, TN 37402

RELEASE AND TERMINATION OF REVERSIONARY RIGHTS

WHEREAS, pursuant to that certain Quitclaim Deed dated October 4, 1996 and recorded in Book 4757, Page 716 in the Register’s Office of Hamilton County, Tennessee (“Deed”), the City of Chattanooga, Tennessee, a municipal corporation of the State of Tennessee (“City”), conveyed certain property to Hamilton County, Tennessee, a political subdivision of the State of Tennessee (“County”), as described in the Deed, and said property is also described on Exhibit A attached hereto (“Property”).

WHEREAS, pursuant to the Deed, City reserved unto itself certain reversionary rights with respect to the Property, such being that the Property will revert to City if County, at any time subsequent to the execution of the Deed, (i) ceases to provide health services to the general population of the County or (ii) sells the Property (collectively, “Reversionary Rights”).

NOW, THEREFORE, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, (i) City hereby waives all such Reversionary Rights; and City hereby forever releases all such Reversionary Rights; and (ii) City hereby acknowledges and agrees that the Reversionary Rights are hereby terminated and of no further force or effect.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, City has caused this instrument to be executed, by its duly authorized officer, as of the _____ day of _____, 2025.

CITY OF CHATTANOOGA, TENNESSEE

By: _____
Richard J. Beeland
Administrator of Economic Development

STATE OF TENNESSEE)
)
COUNTY OF HAMILTON)

Before me, Gail Hart, a Notary Public within and for the State and County aforesaid, personally appeared Richard J. Beland, Administrator of Economic Development of the City of Chattanooga, Tennessee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Administrator of Economic Development of the City of Chattanooga, the bargainor, and that he as such Administrator of Economic Development, being authorized so to do, executed the within instrument for the purposes therein contained, by signing the name of the City of Chattanooga by himself as Administrator of Economic Development.

WITNESS my hand, at office, this _____ day of _____, 2025.

Notary Public
My Commission Expires: _____

[Notarial Seal]

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

State Tax Map Numbers: 146A-J-009 and 146A-J-010.

TRACT ONE:

IN THE CITY OF CHATTANOOGA, HAMILTON COUNTY, TENNESSEE: Lot Eight (8), Block Two (2), Tades Addition.

REFERENCE is made for prior title to Deed in Book 457, page 662, of the Register's Office of Hamilton County, Tennessee.

SUBJECT TO Governmental zoning and subdivision ordinances or regulations in effect thereon.

TRACT TWO:

IN THE CITY OF CHATTANOOGA, HAMILTON COUNTY, TENNESSEE: Lot Nine (9), Block Two (2), Tades Addition.

REFERENCE is made for prior title to Book 818, page 141, of the Register's Office of Hamilton County, Tennessee.

SUBJECT TO Governmental zoning and subdivision ordinances or regulations in effect thereon.

TRACT THREE:

IN THE CITY OF CHATTANOOGA, HAMILTON COUNTY, TENNESSEE: Lot Ten (10), Block Two (2), Tades Addition.

REFERENCE is made for prior title to Book 956, page 313, of the Register's Office of Hamilton County, Tennessee.

SUBJECT TO Governmental zoning and subdivision ordinances or regulations in effect thereon.

TRACT FOUR:

IN THE CITY OF CHATTANOOGA, HAMILTON COUNTY, TENNESSEE: Lot Eleven (11), Block Two (2), Tades Addition.

REFERENCE is made for prior title to Book 885, page 704, of the Register's Office of Hamilton County, Tennessee.

SUBJECT TO Governmental zoning and subdivision ordinances or regulations in effect thereon.

TRACT FIVE:

IN THE CITY OF CHATTANOOGA, HAMILTON COUNTY, TENNESSEE: Lot Twelve (12), Block Two (2), Tades Addition.

REFERENCE is made for prior title to Book 432, page 586, of the Register's Office of Hamilton County, Tennessee.

SUBJECT TO Governmental zoning and subdivision ordinances or regulations in effect thereon.

TRACT SIX:

IN THE CITY OF CHATTANOOGA, HAMILTON COUNTY, TENNESSEE: Lots Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19) and Twenty (20), Tades Addition.

EXCEPT part of said lots conveyed to City of Chattanooga, recorded in Book 1064, page 602, and recorded in Plat Book 16, page 90, of the Register's Office of Hamilton County, Tennessee.

REFERENCE is made for prior title to Book 1260, page 341, Book, 1066, page 314, and Book 1061, page 502, of the Register's Office of Hamilton County, Tennessee.

SUBJECT TO Governmental zoning and subdivision ordinances or regulations in effect thereon.

TRACT SEVEN:

IN THE CITY OF CHATTANOOGA, HAMILTON COUNTY, TENNESSEE: Lots Twenty-one (21) and Twenty-two (22), Block Two (2), Tades Addition.

REFERENCE is made for prior title to Book 435, page 528, of the Register's Office of Hamilton County, Tennessee.

SUBJECT TO Governmental zoning and subdivision ordinances or regulations in effect thereon.

TRACT EIGHT:

IN THE CITY OF CHATTANOOGA, HAMILTON COUNTY, TENNESSEE: Lots Twenty-three (23) and Twenty-four (24), Block Two (2), Tades Addition.

REFERENCE is made for prior title to Book 1339, page 472, of the Register's Office of Hamilton County, Tennessee.

SUBJECT TO Governmental zoning and subdivision ordinances or regulations in effect thereon.

TOGETHER WITH the property presently dedicated as rights-of-way known as Moore Street and Henderson Alley as the same adjoin those of the above-described lots adjoining the said rights-of-way.

Legal description taken from prior deeds. No new survey was made for purposes of this deed.

Reference for prior title is found in Quitclaim Deed dated October 4, 1996 and recorded in Book 4757, Page 716 in the Register's Office of Hamilton County, Tennessee.

NAME/ADDRESS OF NEW OWNER(S)/GRANTEE(S): Hamilton County Government	SEND TAX BILLS TO: Same
Hamilton Co. Real Property Office	
123 E. 7th Street, :Chatt. TN 37402	
TAX MAP PARCEL NUMBER(S): 146A-J-009 & 010	

QUITCLAIM DEED

THIS INSTRUMENT is made and entered into on this 4th day of October, 1996, by and between CITY OF CHATTANOOGA, TENNESSEE, a municipal corporation of the State of Tennessee ("Grantor"), and HAMILTON COUNTY, TENNESSEE, a political subdivision of the State of Tennessee ("Grantee").

W I T N E S S E T H:

WHEREAS, Grantor owns the real property described as Tax Map Parcel Numbers 146A-J-009 and 146A-J-010; and

WHEREAS, Grantor desires to convey the said property to Grantee for public purposes;

NOW, THEREFORE, for and in consideration of the sum of One and No/100s Dollar (\$1.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby quitclaim unto Grantee, its successors and assigns forever, the following described property situated in Hamilton County, Tennessee, and being more particularly described as follows, to-wit:

State Tax Map Numbers: 146A-J-009 and 146A-J-010.

TRACT ONE:

IN THE CITY OF CHATTANOOGA, HAMILTON COUNTY, TENNESSEE: Lot Eight (8), Block Two (2), Tades Addition.

REFERENCE is made for prior title ^{Deed in} to Book 457, page 662, of the Register's Office of Hamilton County, Tennessee.

SUBJECT TO Governmental zoning and subdivision ordinances or regulations in effect thereon.

I.C.M. Prec. This is a quitclaim deed to public use

TRACT TWO:

IN THE CITY OF CHATTANOOGA, HAMILTON COUNTY,
TENNESSEE: Lot Nine (9), Block Two (2), Tades
Addition.

REFERENCE is made for prior title to Book 818,
page 141, of the Register's Office of Hamilton
County, Tennessee.

SUBJECT TO Governmental zoning and subdivision
ordinances or regulations in effect thereon.

TRACT THREE:

IN THE CITY OF CHATTANOOGA, HAMILTON COUNTY,
TENNESSEE: Lot Ten (10), Block Two (2), Tades
Addition.

REFERENCE is made for prior title to Book 956,
page 313, of the Register's Office of Hamilton
County, Tennessee.

SUBJECT TO Governmental zoning and subdivision
ordinances or regulations in effect thereon.

TRACT FOUR:

IN THE CITY OF CHATTANOOGA, HAMILTON COUNTY,
TENNESSEE: Lot Eleven (11), Block Two (2), Tades
Addition.

REFERENCE is made for prior title to Book 885,
page 704, of the Register's Office of Hamilton
County, Tennessee.

SUBJECT TO Governmental zoning and subdivision
ordinances or regulations in effect thereon.

TRACT FIVE:

IN THE CITY OF CHATTANOOGA, HAMILTON COUNTY,
TENNESSEE: Lot Twelve (12), Block Two (2), Tades
Addition.

REFERENCE is made for prior title to Book 432,
page 586, of the Register's Office of Hamilton
County, Tennessee.

SUBJECT TO Governmental zoning and subdivision
ordinances or regulations in effect thereon.

TRACT SIX:

IN THE CITY OF CHATTANOOGA, HAMILTON COUNTY,
TENNESSEE: Lots Thirteen (13), Fourteen (14),
Fifteen (15), Sixteen (16), Seventeen (17),
Eighteen (18), Nineteen (19) and Twenty (20),
Tades Addition.

EXCEPT part of said lots conveyed to City of
Chattanooga, recorded in Book 1064, page 602, and
recorded in Plat Book 16, page 90, of the
Register's Office of Hamilton County, Tennessee.

REFERENCE is made for prior title to Book 1260, page 341, Book 1066, page 314, and Book 1061, page 502, of the Register's Office of Hamilton County, Tennessee.

SUBJECT TO Governmental zoning and subdivision ordinances or regulations in effect thereon.

TRACT SEVEN:

IN THE CITY OF CHATTANOOGA, HAMILTON COUNTY, TENNESSEE: Lots Twenty-one (21) and Twenty-two (22), Block Two (2), Tades Addition.

REFERENCE is made for prior title to Book 435, page 528, of the Register's Office of Hamilton County, Tennessee.

SUBJECT TO Governmental zoning and subdivision ordinances or regulations in effect thereon.

TRACT EIGHT:

IN THE CITY OF CHATTANOOGA, HAMILTON COUNTY, TENNESSEE: Lots Twenty-three (23) and Twenty-four (24), Block Two (2), Tades Addition.

REFERENCE is made for prior title to Book 1339, page 472, of the Register's Office of Hamilton County, Tennessee.

SUBJECT TO Governmental zoning and subdivision ordinances or regulations in effect thereon.

TOGETHER WITH the property presently dedicated as rights-of-way known as Moore Street and Henderson Alley as the same adjoin those of the above-described lots adjoining the said rights-of-way.

Legal description taken from prior deeds. No new survey was made for purposes of this deed.

PROVIDED, HOWEVER, that if Grantee at any time subsequent to the execution of this Quitclaim Deed ceases to provide health services to the general population of Hamilton County, Tennessee or sells the premises herein conveyed, then and in either such event, the interest of Grantor conveyed herein shall revert to Grantor, such that upon the occurrence of either such event, Grantor shall at such time enjoy such title and right in and to the premises herein conveyed as Grantor enjoyed immediately prior to the execution of this conveyance.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed this 4th day of October, 1996.

CITY OF CHATTANOOGA, TENNESSEE

BY: RAZ Gene Roberts
GENE ROBERTS, MAYOR

STATE OF TENNESSEE:

COUNTY OF HAMILTON:

Before me, Shirley M. Paul, a Notary Public in and for the State and County aforesaid, personally appeared, Gene Roberts, Mayor of City of Chattanooga, Tennessee, 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 Mayor of City of Chattanooga, the within-named bargainer, a municipal corporation of the State of Tennessee, and that he as such Mayor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of City of Chattanooga by himself as Mayor.

WITNESS my hand and official seal at office in Chattanooga, Tennessee, this 3rd day of October, 1996.

Shirley M. Paul
NOTARY PUBLIC

My Commission Expires: 2-18-98

STATE OF TENNESSEE:

COUNTY OF HAMILTON:

We hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is One Dollar (\$1.00), which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Rebecca J. Powder
Affiant-Grantee
for Hamilton County

Sworn to and subscribed before me this
7th day of October, 1996.

Paul Parker
NOTARY PUBLIC

My commission expires: February 17, 1996

NO TRANSFER TAX DUE
PAMELA HURST
County Register

CITY, QD/MAR/RH

10/07/96	CONV	1.00			
10/07/96	W/DD		20.00	**20.00	B

354095

PAGE
RECORDED
HAMILTON COUNTY
STATE OF TENNESSEE

'96 OCT 7 PM 12 16
H. Linn
Charge