

RESOLUTION NO. 31074

A RESOLUTION CONFIRMING THE SURPLUS AND QUITCLAIM CONVEYANCE TO CHATTANOOGA METROPOLITAN AIRPORT AUTHORITY, IN SUBSTANTIALLY THE FORM ATTACHED, THE INTEREST THE CITY OF CHATTANOOGA HAS IN SIX (6) PARCELS IDENTIFIED AS TAX MAP NO. 148A-A-005 ON QUINTUS LOOP ROAD, TAX MAP NO. 148H-B-039 AT 1800 W. POLYMER DRIVE, TAX MAP NO. 148P-A-015.01 ON HANCOCK ROAD, TAX MAP NO. 148P-A-015 ON HANCOCK ROAD, TAX MAP NO. 148P-A-016 AT 5940 HANCOCK ROAD, AND TAX MAP NO. 157E-A-001 ON JUBILEE DRIVE.

---

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That it is hereby confirming the surplus and Quitclaim conveyance to Chattanooga Metropolitan Airport Authority, in substantially the form attached, the interest the City of Chattanooga has in six (6) parcels identified as Tax Map No. 148A-A-005 on Quintus Loop Road, Tax Map No. 148H-B-039 at 1800 W. Polymer Drive, Tax Map No. 148P-A-015.01 on Hancock Road, Tax Map No. 148P-A-015 on Hancock Road, Tax Map No. 148P-A-016 at 5940 Hancock Road, and Tax Map No. 157E-A-001 on Jubilee Drive.

ADOPTED: April 19, 2022

/mem

THIS INSTRUMENT PREPARED BY  
 AND RETURN TO:  
 CHAMBLISS, BAHNER & STOPHEL, P.C.  
 Suite 1700, Liberty Tower  
 605 Chestnut Street  
 Chattanooga, Tennessee 37450  
 Attention: Kirby W. Yost

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.
<b>Chattanooga Metropolitan            Airport Authority            1001 Airport Road #14            Chattanooga TN 37421</b>	<b>Chattanooga Metropolitan            Airport Authority            1001 Airport Road #14            Chattanooga TN 37421</b>	<b>148A A 005            157E A 001            148P A 015            148P A 015.01            148P A 016            148H B 039</b>

QUITCLAIM DEED

IN CONSIDERATION of the sum of One Dollar (\$1.00), and for other good and valuable consideration not herein mentioned, the receipt and sufficiency of which are hereby acknowledged, CITY OF CHATTANOOGA, TENNESSEE, a municipal corporation of the State of Tennessee ("Grantor"), does hereby grant, bargain, transfer, convey and forever quitclaim unto CHATTANOOGA METROPOLITAN AIRPORT AUTHORITY, a public corporation of the State of Tennessee ("Grantee"), and its successors and assigns, all of Grantor's right, title and interest in the certain tracts or parcels of real property located in Hamilton County, Tennessee and being more particularly described in Exhibit "A" which is attached to this Quitclaim Deed and incorporated herein by reference.

This Quitclaim Deed is given by Grantor pursuant to Resolution No. \_\_\_\_\_ adopted by the Chattanooga City Council on \_\_\_\_\_, 2022, declaring the Donated Property as

surplus. A copy of Resolution No. \_\_\_\_\_ is attached as **Exhibit B** and incorporated herein by reference.

Grantor and Grantee acknowledge that this Deed was prepared from information furnished by them. No title examination has been made and the firm Chambliss, Bahner and Stophel, P.C. disclaims responsibility for the status of title to the real property or for the accuracy of such information.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed \_\_\_\_\_ day of \_\_\_\_\_, 2022.

GRANTOR:

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

By: \_\_\_\_\_  
Name: Tim Kelly  
Title: Mayor

STATE OF TENNESSEE :  
:  
COUNTY OF HAMILTON :

Before me, \_\_\_\_\_, a Notary Public of the state and county aforesaid, personally appeared Tim Kelly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be Mayor authorized to execute the instrument of the City of Chattanooga, Tennessee, a municipal corporation of the State of Tennessee, and that he as such Mayor executed the foregoing instrument for the purpose therein contained, by signing the name of the City of Chattanooga, Tennessee by himself as Mayor.

WITNESS my hand and seal, at office in Hamilton County, Tennessee, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

---

Notary Public

My Commission Expires: \_\_\_\_\_

STATE OF TENNESSEE :  
:  
COUNTY OF HAMILTON :

I hereby swear and affirm that the actual consideration for this transfer is \$-0-.

AFFIANT-GRANTEE:

CHATTANOOGA METROPOLITAN  
AIRPORT AUTHORITY, a public  
corporation of the State of Tennessee

By: \_\_\_\_\_

Name: Terry Hart

Title: President & CEO

Sworn and subscribed to before me  
this \_\_\_\_\_ day of \_\_\_\_\_, 2022

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

## EXHIBIT "A"

### **Parcel: 148A A 005 (Quintus Loop)**

TRACT 1: Beginning at a point in the centerline of the Northern Extension of the NNE-SSW RUNWAY of the Municipal Airport-Lovell Field, Chattanooga, Tennessee, which point is twenty-seven hundred feet (2700') northeastwardly from the NONTHERN END of the said existing one hundred fifty foot wide NNE-SSW RUNWAY. Thence at an angle of ninety degrees (90°) to the right, and on a bearing of South Seventy three degrees and forty six minutes East (S.73°- 46' E) a distance of five hundred foot (500') to a point which will be known as the Northeast corner of this described tract of land. Thence to the right at an angle of ninety (90) degrees and on a bearing of South Sixteen Degree and Fourteen Minutes West (S.16°-14' W) along the proposed southeast boundary line of the proposed Clear Zone, a distance of Sixteen Hundred Sixteen and 6/100s feet (1616.06') more or less, to a point of intersection with the existing Northeastern right of way line of the W & A Railroad Co (N C & St L Railroad Co ) which right of way line is thirty-three feet (33') more or less, at right angles to and parallel with the existing centerline of said W & A Railroad Company's (N C & St L Railroad Co ) track. This point will be known as the Southeast corner of this described tract. Thence to the right and in a northwestwardly, direction along the aforesaid Northeastern right of way of the said W & A Railroad Company, (N C & St L Railroad Co.) parallel with the existing centerline of said company's railroad track, and on a bearing of North Eighteen degrees and one minute West (N.18°- 01' W) a distance of seventeen hundred seventy-six and 83/100ths feet (1776.83') more or less, to a point where the aforesaid Northeastern right of way line of the aforesaid W & A Railroad Company (N C & St L Railroad company) will intersect a proposed Western Boundary line of this described tract of land, which point will be known as the Southwest Corner of this described tract. Thence to the right at an angle of thirty-four degrees and fifteen minutes (34°-15') on a bearing of north sixteen degrees and fourteen minutes East (N 16°-14' E), parallel with and five hundred feet perpendicular to, and northwestwardly from the afore mentioned northern Extension of the centerline of the said NNE-SSW Runway, a distance of one hundred and forty seven aril 36-100ths feet (147.36') to a point which will be known as the Northwest corner of this described tract. Thence to the right at an angle of ninety degrees (90°) and on a bearing of south seventy-three degrees and forty six minutes East, (S 73°-46' E) a distance of five hundred feet (500') to a point of intersection with the aforementioned Northern Extension of the existing centerline of the said NNE-SSW Runway at Municipal Airport, Lovell Field, Chattanooga, Tennessee, which point is the point of beginning.

TRACT 2: BEGINNING at a point in the Northern Extension of the existing centerline of the NNE-SSW Runway of the Municipal Airport-Lovell Field, Chattanooga, Tennessee, which point is twenty-seven hundred feet (2700) northeastwardly from the northern end of said existing one hundred fifty foot wide NNE-SSW Runway. Thence to the right at an angle of ninety degrees (90°) on a bearing of South Seventy-three degrees and forty-six minutes East (S.73°-46' E) a distance of sixty feet (60') to a point, thence to the left at an angle of ninety degrees (90°) and on a bearing of North Sixteen degrees and Fourteen Minutes East (N.16°-14' E) at a distance of Sixty feet perpendicular to and

parallel with the aforesaid NNE-SSW Runway's Northern Extension of its centerline a distance of four hundred feet (400) to a point. Thence to the left at an angle of ninety degree (90°) and at a bearing of North Seventy-Three degrees and forty-six minutes West (N.73-46' W), a distance of one hundred twenty feet (120') to a point, thence to the left at an angle of ninety degrees (90°) and on a bearing of South sixteen degrees and Fourteen minutes West (S.16°-14' W) sixty feet (60') perpendicular to and parallel with the aforementioned Northern Extension of the centerline of the said NNE-SSW Runway, a distance of four hundred feet (400') to a point of intersection with the northeastern property line of the J GILBERT STEIN twelve And eighty seven hundredths Acres (12.87 Ace.) tract, more or less. Thence to the left at an angle of ninety degrees (90°), and on a bearing of south seventy three degrees and forty six minutes east (S.73°-46' E) along said northeastern property line of the aforesaid J GILBERT STEIN tract, a distance of sixty feet (60') to a point of intersection with the aforementioned northern extension of the NNE-SSW Runway centerline, which point is also the point of beginning.

Likewise a right of way described as follows:

A road or right of way not more than fourteen (14) feet in width, together with necessary and appurtenant fill slope easements, and approximately eight hundred ninety-five (895) feet in length running parallel to the right of way of the N C & St L Railroad across respondent's property to Shallowford Road, all as shown by drawing attached to the amended petition. By agreement between the parties, respondents or their successors, and assigns shall have the right hereafter to relocate said right of way, provided the equivalent access is preserved to petitioner and the costs of relocating said right of way is borne by respondents, their successors and assigns.

By agreement between the parties, respondents, their successors or assigns shall, at all reasonable times, have access across said right of way to the N C & St L Railroad right of way; provided this does not unreasonably interfere with petitioner's use of said right of way for access to its property. The final order herein will contain both stipulations.

Grantor's source of title being deed recorded in Book 1364, Page 153 in the Register's Office of Hamilton County, Tennessee.

SUBJECT TO a 20' sanitary sewer easement where applicable.

**Parcel: 157E A 001 (Jubilee Drive)**

All those tracts or parcels of land lying and being in the City of Chattanooga, Hamilton County, Tennessee being more particularly described as follows:

TRACT 1-A: Commencing at the intersection of the southern right-of-way line of Jubilee Road and the northwest right-of-way line of Brainerd Road; thence North 37 degrees 20 minutes 32 seconds West along the southern right-of-way line of Jubilee Road a distance of 200 feet; thence North 73 degrees 00 minutes 09 seconds West along the southern right-of-way line of Jubilee Road a distance of 248.24 feet, more or less, to the easternmost property corner of this Tract No. 12 and the point of beginning; thence North 73 degrees 00 minutes 09 seconds

West along the southern right-of-way of Jubilee Road distance of 310.5 feet, said point being the northernmost corner of Tract 12; thence South 16 degrees 43 minutes 23 seconds West a distance of 250 feet to the southwest corner of Tract 12; thence South 73 degrees 00 minutes 09 seconds East a distance of 120.76 feet to the southeast corner of Tract 12, said point being the northwest property line of Tract 4; thence North 52 degrees 47 minutes 16 seconds East a distance of 300.72 feet along the northwest property lines of Tracts 11 and 4 to the point of beginning. The above described tract contains 54,907.59 square feet, more or less.

TRACT 1-B: Commencing at the intersection of the southern right-of-way line of Jubilee Road and the northwest right-of-way line of Brainerd Road; thence North 37 degrees 20 minutes 32 seconds West along the southern right-of-way line of Jubilee Road a distance of 200 feet; thence North 73 degrees 00 minutes 09 seconds West along the southern right-of-way line of Jubilee Road a distance of 558.74 feet; thence North 16 degrees 43 minutes 23 seconds East across the end of Jubilee Road a distance of 60 feet to the point of beginning; thence North 73 degrees 00 minutes 09 seconds West along an extension of the northern right-of-way line of Jubilee Road a distance of 655.91 feet to the northwest corner of the tract; thence South 13 degrees 45 minutes 27 seconds East a distance of 891.58 feet to the southern corner of the tract, said point being on the northwest property line of a tract owned by Southland Volkswagon, Inc., labeled Tract 13; thence North 52 degrees 47 minutes 16 seconds East along the northwest property lines of Tract 13, Tract 6 and Tract 4 as shown on the Drawing a distance of 564.65 feet; thence North 73 degrees 08 minutes 09 seconds West a distance of 120.76 feet; thence North 16 degrees 43 minutes 23 seconds East a distance of 310 feet to the point of Beginning. The above described tract of land contains 312,622.97 square feet, more or less.

Grantor's source of title being deeds recorded in Book 5183, Page 387 and Book 4816, Page 137, in the Register's Office of Hamilton County, Tennessee.

SUBJECT TO a 20' sanitary sewer easement where applicable.

SUBJECT TO that certain Deed of Easement and Right-of-Way between the City of Chattanooga, Tennessee and City Water Company of Chattanooga recorded in Book 1983, Page 168, in the Register's Office of Hamilton County, Tennessee.



**Parcel: 148P A 015 (Hancock Road)**

Lot 22, Block A, Rosemont Subdivision, as shown by plat of record in Plat Book 12, Page 22, in the Register's Office of Hamilton County, Tennessee.

Grantor's source of title being deed recorded in Book 3239 Page 116 in the Register's Office of Hamilton County, Tennessee.

SUBJECT TO a 20' sanitary sewer easement where applicable.

**Parcel: 148P A 015.01 (Hancock Road)**

Lot Twenty-three (23), Block A, Rosemont Subdivision, as shown by plat of record in Plat Book 12, Page 22, in the Register's Office of Hamilton County, Tennessee.

Grantor's source of title being deed recorded in Book 2884, Page 499 in the Register's Office of Hamilton County, Tennessee.

Subject to any governmental zoning and subdivision ordinances or regulations in effect thereon.

SUBJECT TO a 20' sanitary sewer easement where applicable.

**Parcel: 148P A 016 (5940 Hancock Road)**

Being Lots Numbers Twenty (20) and Twenty-One (21), Block "A", Rosemont Subdivision on Chickamauga Pike, near Shepherd, Hamilton County, Tennessee, as shown by plat of record in Plat Book 12, Page 22, in the Register's Office of Hamilton County, Tennessee.

Grantor's source of title being deed recorded in Book 2882, Page 163 in the Register's Office of Hamilton County, Tennessee.

Subject to Air Space Easement to City of Chattanooga, of record in Book 1011, Page 643, in said Register's Office.

Subject to Easement to the City of Chattanooga, (Aviation and Hazard Easement) of record in Book 2091, Page 610, in said Register's Office.

Subject to any governmental zoning and subdivision ordinances or regulations in effect thereon.

SUBJECT TO a 20' sanitary sewer easement where applicable.

**Parcel: 148H B 039 (1800 W Polymer Drive)**

Beginning at a point located 40 feet East of the East line of the lot conveyed by Mark J. Wofford and wife, Jane Wofford, to George Phillips by deed warranty dated November 28, 1879 and registered February 23, 1916, in Book P, Vol. 13, page 414, of the Register's Office of Hamilton County, Tennessee and 20 feet North of the center line of a road sometimes known as Warlick Street; thence North 73 degrees 28' East along a line 20 feet North of the center of said road 300 feet; thence North 17 degrees 35' East 300 feet; thence South 73 degrees 28' West 300 feet to the East line of proposed 40-foot road or street sometimes known as Broad Street; thence South 17 degrees 35' West along the East line of said proposed street 300 feet to the point of beginning, being part of the Southwest quarter of Section 9, Township 6, North or Two South, Range 3 West of the Basis Line, Ocoee District.

Grantor's source of title being deed recorded in Book J25, Page 630 and Book V21, Page 594 in the Register's Office of Hamilton County, Tennessee.

SUBJECT TO a 20' sanitary sewer easement where applicable.

SUBJECT TO a 20' easement in favor of Tennessee American Water Company for the existence, maintenance, repair, or replacement of a service line or lines, and all appurtenant equipment, currently located on, over, or under the Property.

**No boundary survey of the within tracts or parcels of real estate was made at the time of this conveyance.**