

**A RESOLUTION OF THE CITY OF COVINGTON, TENNESSEE,  
TO TRANSFER .049 ACRES AT THE INTERSECTION OF HWY 51 SOUTH AND  
HOLLY GROVE ROAD**

**WHEREAS**, the City of Covington Finance and Administration Committee voted on February 21, 2023 to transfer .049 acres of real estate owned by the City to Waffle House, Inc. as shown on the attached survey; and

**WHEREAS**, the small tract of property owned by the City is unusable to the City of Covington and has no real value on its own. It was created in 2005 when the Tennessee Department of Transportation made improvements to the intersection of Holly Grove Road and Highway 51 South; and

**WHEREAS**, Waffle House, Inc. has plans to purchase Lot 1 of the Home Depot Subdivision, as shown on the attached survey, from Home Depot and construct a Waffle House restaurant on the parcel, which not only will meet current zoning requirements, but will also result in increased property taxes and sales tax being paid to the City of Covington, benefitting all residents.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF COVINGTON BOARD OF MAYOR AND ALDERMEN, AS FOLLOWS:**

1. That real property depicted in the attached survey and more specifically described in the attached legal description which totals .049 acres, shall be transferred to Waffle House, Inc. by quitclaim deed at the same time Waffle House, Inc. closes on Lot 1 of the Home Depot Subdivision, recorded in Plat Cabinet H, Page 487, which is anticipated to be April 10, 2023.
2. That Jan Hensley, as Mayor, and Tina Dunn, as Recorder/Treasurer, of the City of Covington, Tennessee are hereby authorized on behalf of and for the Board of Mayor and Aldermen and the City of Covington, Tennessee pursuant to its Charter to execute and sign on behalf of the City a quitclaim deed transferring the property described hereinabove and in the attachments.

**BE IT FURTHER RESOLVED** that this Resolution shall become effective immediately upon its passage the public welfare requiring it.

ADOPTED this 14<sup>th</sup> day of March 2023.

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MAYOR

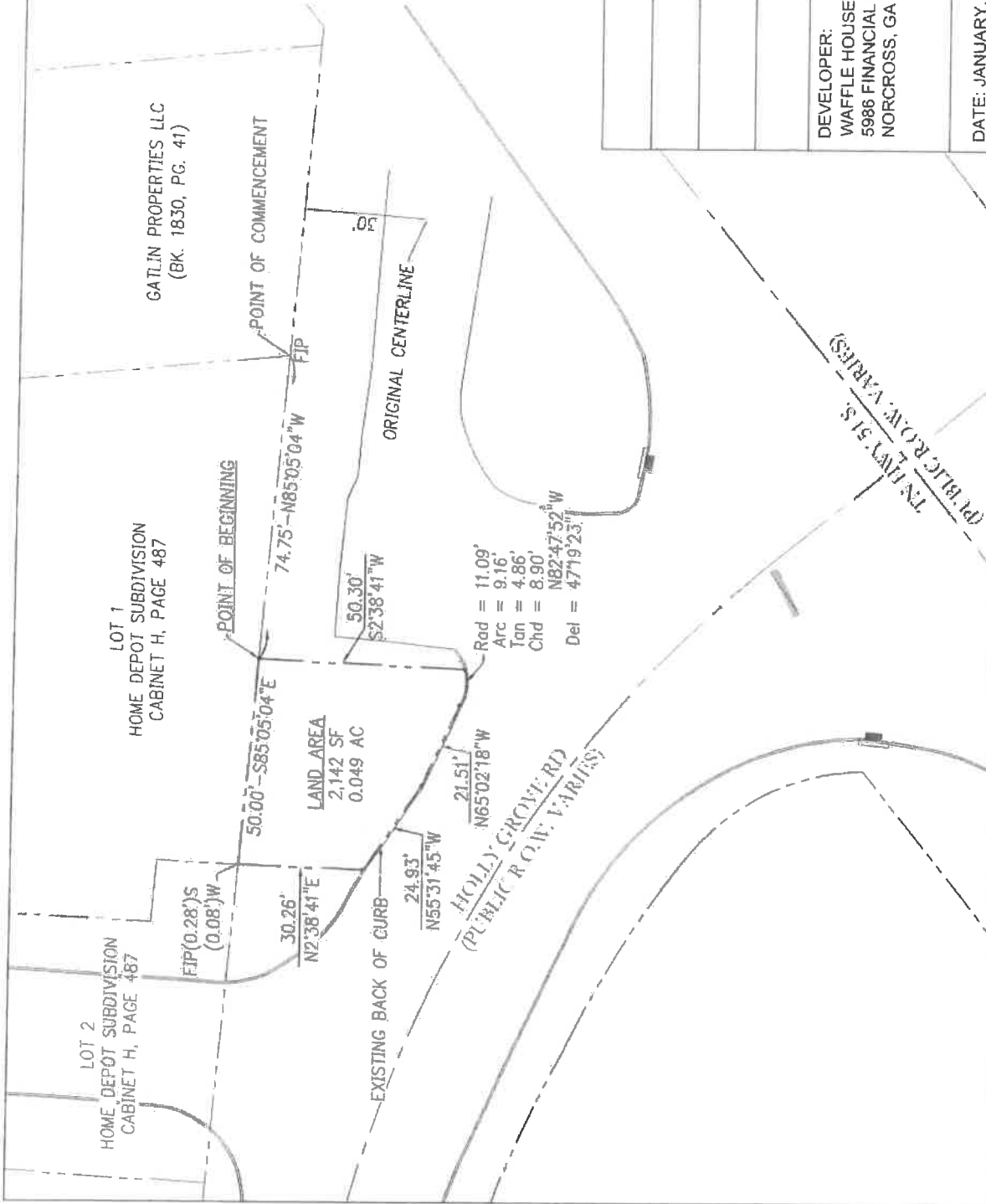
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RECORDER/TREASURER



GRAPHIC SCALE IN FEET

SCALE: 1"=30'



EXHIBIT

PROPOSED LAND TRANSFER

COVINGTON, TENNESSEE

AREA 2,142 SF - 0.049 AC

DEVELOPER:  
 WAFFLE HOUSE, INC.  
 5986 FINANCIAL DR.  
 NORCROSS, GA 30071

ENGINEER:  
 THE REAVES FIRM, INC.  
 6800 POPLAR AVE.  
 SUITE 101  
 MEMPHIS, TN 38138  
 TRF-JOB # 22-0247

DATE: JANUARY, 2023

SCALE: 1"=30'

SHEET 1 OF 1

PROPERTY DESCRIPTION

BEING A PART OF THE FORMER HOLLY GROVE ROADWAY NOW POSSESSED BY THE CITY OF COVINGTON, TENNESSEE, NO DEED OF RECORD RECORDED, LOCATED IN COVINGTON, TIPTON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND IRON PIN ON THE NORTH RIGHT OF WAY LINE OF HOLLY GROVE ROAD (PUBLIC R.O.W. VARIES), SAID IRON PIN BEING AT THE SOUTHWEST CORNER OF THE GATLIN PROPERTIES LLC PROPERTY (BK. 1830, PG. 41) AND ALSO BEING THE SOUTHEAST CORNER OF LOT 1, HOME DEPOT SUBDIVISION (CABINET H, PAGE 487); THENCE ALONG THE SOUTH LINE OF SAID LOT 1, HOME DEPOT SUBDIVISION, N85°05'04"W A DISTANCE OF 74.75 FEET TO THE POINT OF BEGINNING; THENCE S2°38'41"W A DISTANCE OF 50.30 FEET TO A POINT IN A CURVE ON THE EXISTING BACK OF CURB ON THE NORTH CURB LINE OF SAID HOLLY GROVE ROAD; THENCE FOLLOWING SAID BACK OF CURB, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 11.09 FEET, AN ARC LENGTH OF 9.16 FEET (CHORD N82°47'52"W – 8.90 FEET) TO A POINT OF NON-TANGENCY; THENCE N65°02'18"W A DISTANCE OF 21.51 FEET TO A POINT; THENCE N55°31'45"W A DISTANCE OF 24.93 FEET TO A POINT; THENCE LEAVING SAID BACK OF CURB, N2°38'41"E A DISTANCE OF 30.26 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1, HOME DEPOT SUBDIVISION; THENCE ALONG SAID SOUTH LINE, S85°05'04"E A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,142 SQUARE FEET OR 0.049 ACRES.

