

RESOLUTION 25-198

**A RESOLUTION AUTHORIZING ACCEPTANCE OF OFFER OF DEDICATION FOR
THE JUNE LAKE WATER STORAGE TANK**

WHEREAS, the City of Spring Hill and Goodall Homes entered into a Developer Agreement to construct the June Lake water storage tank by Resolution 22-242 in November 2022; and

WHEREAS, the water storage tank has been completed and a Certificate of Satisfactory Completion has been furnished by the City of Spring Hill indicating that, through inspections by City staff and engineering consultants, the design intent and purpose has been achieved; and

WHEREAS, the developer has submitted approved as-built construction plans as required by the City's Unified Development Code for public improvements; and

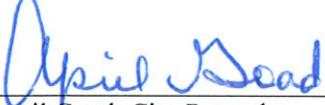
WHEREAS, as recommended by the Spring Hill Planning Commission on August 11, 2025, City staff deems it in the best interest of the City of Spring Hill that the Offer of Dedication for the June Lake water storage tank be accepted and the same become a part of the public water system infrastructure of the City of Spring Hill.

NOW, THEREFORE BE IT RESOLVED, by the City of Spring Hill Board of Mayor and Aldermen that the Offer of Dedication for the June Lake water storage tank is hereby approved and shall become part of the public water system infrastructure for the City of Spring Hill.

Passed and adopted this 18st day of August, 2025.


Matt Fitterer, Mayor

ATTEST:


April Goad, City Recorder

LEGAL FORM APPROVED:


Patrick Carter, City Attorney



REQUEST: *Approval of Resolution 25-198*
SUBMITTED BY: Missy Stahl, CIP Director
DATE: August 18, 2021
RE: To authorize acceptance of Offer of Dedication for June Lake
 water storage tank
ATTACHMENTS: Certificate of satisfaction, final plat

PURPOSE:

The purpose of this memo is to provide information regarding a resolution to accept the dedication of the June Lake water storage tank.

BACKGROUND:

The Planning Commission has recommended the acceptance of the June Lake water storage tank and its inclusion as part of the public water system infrastructure of the City of Spring Hill, as outlined in PC Resolution 25-63, approved on August 11, 2025. A Certificate of Satisfaction has been signed by City staff, indicating that the infrastructure meets all required standards. The City will hold a one-year maintenance bond from the developer.

STAFF RECOMMENDATION:

Staff recommends approval of Resolution 25-198 to accept the Offer of Dedication for the June Lake water storage tank.



CERTIFICATE OF SATISFACTORY COMPLETION

Date: 7/23/25

Buckner Lane Partners, LLC

June Lake

Water Storage Tank

Development Name: June Lake

Phase or Section of Construction: Water Storage Tank

Public Improvements: Storage tank, site work, water line, and access road

I hereby certify that I have supervised and inspected the improvements to ensure that the design intent has been achieved.

Record Drawings have been submitted by Applicant's engineer to the City pursuant to ordinance requirements.

Approved By:
City of Spring Hill Assistant General Manager

199 TOWN CENTER PARKWAY P.O. BOX 789 SPRING HILL, TN 37174

PHONE (931)486-2252 NASHVILLE LINE (615)248-6307 WILLIAMSON CO. (615)599-2614 FAX (931)486-0516

FORM FOR OFFER OF
IRREVOCABLE DEDICATION

AGREEMENT made this 18 day of August, 2025, by and between the City of Spring Hill a municipal corporation, having its office and place of business at 199 Town Center Parkway, Spring Hill, Tennessee, hereinafter designated as the "City" and Buckner Lane Partners, a LLC, having its office and place of business at 4030 Armory Oaks Dr hereinafter designated as the "developer".

WHEREAS, the Spring Hill Planning Commission approved a subdivision plat entitled June Lake Water Tank dated 11/24/25 and prepared by CRISTIAN SKILLMAN; and

WHEREAS, said plat designates certain public improvements, to include a water storage tank, to be dedicated to the City of Spring Hill free and clear of all encumbrances and liens, pursuant to the requirements of the Spring Hill Planning Commission and the City; and

WHEREAS, the Developer, simultaneously herewith, shall post a maintenance surety with the City for the maintenance of said improvements, as required by the Developer Agreement established by Resolution 22-242 In November 2022, as shown in Exhibit A attached hereto, Sections 3 and 6;

WHEREAS, the Developer is desirous of offering for dedication the said improvements and land to the City more particularly on the final plat, attached hereto as Exhibit B;

WHEREAS, the Developer has delivered Documents or Deeds of conveyance to the city for the said land and improvements as described herein;

NOW, THEREFORE, in consideration of the sum of one dollar (\$1.00) lawful money of the United States paid by the City to the Developer and other good and valuable consideration, it is mutually AGREED as follows:

- A. The Developer herewith delivers to the City Documents or Deeds of conveyance for the premises described in Schedule A (plat) attached hereto, said delivery being a formal offer of dedication to the City until the acceptance or rejection of such offer of dedication by the City.
- B. The Developer agrees that said formal Offer of Dedication is irrevocable upon acceptance by the City.
- C. The Developer agrees, upon acceptance by the City of the Offer of Dedication, to furnish the City a sworn statement certifying that the premises are free and clear of all liens and encumbrances.
- D. That this irrevocable Offer of Dedication shall run with the land and shall be binding on all assigns, guarantees, successors, or heirs of the Developer.
- E. The City by action of the Board of Mayor and Aldermen on the 18 day of August, 2025, accepted the infrastructure as presented in the Offer of Dedication and directed the governmental representative to sign the Offer of Dedication on behalf of the City.

Developer Company Name:

Buckner Lane Partners, LLC

13 August 20 25
Date

Don W. Alexander Sr. Press
Developer Signature

STATE OF TENNESSEE

(COUNTY OF Davidson)

On this 13th day of August, 2025, before me personally appeared Don Alexander, Sr., to me known, who, being by me first duly sworn, did depose and say that he resides in College Grove, TN; that he is the President of Buckner Lane Partners, LLC; that he signed his name thereto by like order and authority of the Board of Directors of said corporation, and that.



Mindy Graddy
INDIVIDUAL

ATTEST: April Bead

FOR THE CITY OF SPRING HILL:

BY: [Signature]
Signature

August 18 20 25

Matt Fitterer, Mayor
Printed Name

(CORPORATE SEAL)



QUITCLAIM DEED

**THIS INSTRUMENT PREPARED BY
Spencer Fane LLP, 511 Union Street, Suite 1000, Nashville, TN 37219**

Name and Address of New Owner:	Map-Parcel Number(s):	Send Tax Bills To:
The City of Spring Hill Tennessee 199 Town Center Parkway P.O. Box 789 Spring Hill, Tennessee 37174	a portion of Map 154, Parcel 56.06	Same as Owner

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **June Lake Owner’s Association, Inc.**, a Tennessee not-for-profit corporation (the “Grantor”), hereby quitclaims and conveys unto **The City of Spring Hill, Tennessee** (the “Grantee”), its successors and assigns, all of Grantor’s right, title and interest in and to the land in Williamson County, Tennessee, more particularly described on Exhibit A attached hereto, together with all improvements thereto and all appurtenances, privileges, and easements benefiting the same (the “Property”).

This is improved property municipally known as Lot 2 of the Resubdivision of June Lake Water Tank, Spring Hill, Williamson County, Tennessee.

Effective as of this the 20th day of August, 2025.

[Signature page follows]

BK: 9808 PG: 413-416
25027030

4 PGS:AL-QUITCLAIM DEED	
1059798	
08/21/2025 - 08:18:00 AM	
BATCH	1059798
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	20.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	22.00

STATE OF TENNESSEE, WILLIAMSON COUNTY
SHERRY ANDERSON
 REGISTER OF DEEDS

[Signature page to Quitclaim Deed]

GRANTOR:

June Lake Owner's Association, Inc.

By: 
Name: Don Alexander, Jr,
Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Mindy Graddy, a Notary Public of said County and State, personally appeared Don Alexander, Jr., 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 President of June Lake Owner's Association, Inc., the within named bargainer, a Tennessee not-for-profit corporation, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as its President.

WITNESS my hand and seal at office this 20th day of August, 2025.


NOTARY PUBLIC

My Commission Expires: 9/7/26



[Affidavit to Quitclaim Deed]

STATE OF TENNESSEE)

COUNTY OF Davidson)

The greater of the actual consideration for this transfer and the fair market value of the Property is \$0 and, in any event, the foregoing transfer would be exempt from payment of recording tax pursuant to Tenn. Code Ann. § 67-4-409(f)(1).



AFFEIANT

Subscribed and sworn to before me
this 20th day of August, 2025.

Mindy Graddy

Notary Public

My Commission Expires: 9/7/26



EXHIBIT A

Description of Property

LAND LYING IN WILLIAMSON COUNTY, TENNESSEE IDENTIFIED AS LOT 2 ON THE RESUBDIVISION OF JUNE LAKE WATER TANK, AND RECORDED AS INSTRUMENT NO. 25019941 OF RECORD IN PLAT BOOK P85, PAGE 135, IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.

BEING PART OF THE SAME PROPERTY CONVEYED TO JUNE LAKE OWNER'S ASSOCIATION, INC., A TENNESSEE NOT-FOR-PROFIT CORPORATION, BY DEED FROM FIRST DIRT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN BOOK 9658, PAGE 609 AS INSTRUMENT NO. 25003418, IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.