Karen Johnson Davidson County
Batch# 218261 DEEDQC
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Fees: $22.00 Taxes: $0.00
20190416-0034719

This Instrument Prepared By:
Will Choppin, General Counsel
Metropolitan Development &
Housing Agency
701 South Sixth Street
Nashville, TN 37203

QUITCLAIM DEED OF CORRECTION

WHEREAS, by Quitclaim Deed of record as Instrument No. 20171012-0104821, Register's Office for Davidson County, Tennessee, Metropolitan Development and Housing Agency, as "Grantor" conveyed a certain real property in Davidson County, Tennessee, to MDHA Kirkpatrick Park, LLC, as "Grantee";

WHEREAS, this Deed of Correction is filed upon discovering the intended division line for the original conveyance of Kirkpatrick Park Subdivision Lot 1 by Metropolitan Government of Nashville and Davidson County, Tennessee to Metropolitan Development and Housing Agency (Instrument No. 20161221-0133954) is located approximately one (1) foot to the southeast of the location as shown on the recorded plat for Kirkpatrick Park Subdivision, Instrument No. 20161123-0123514;

WHEREAS, this Deed of Correction is filed to add a metes and bounds legal description to the original intended conveyance of the real property by Metropolitan Development and Housing Agency to MDHA Kirkpatrick Park, LLC through Instrument No. 20171012-0104821 and clarify the original intent of the conveyance to be as particularly described on Exhibit A, attached hereto and made a part hereof;

NOW THEREFORE, the said Grantor for the purpose of correcting said error and in consideration of the sum of $10.00 to them in hand paid, have bargained and sold and by these presents do bargain, sell, and convey unto Grantees, their heirs, successors, and assigns, all of its right, title, and interest in the following described property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit A attached hereto and made a part hereof.

This is an improved tract of land, being a part of that property known as Kirkpatrick Park with an address of 804 Sylvan Street, located in Nashville, Tennessee (the "Property"). The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of April, 2019.

GRANTOR:
METROPOLITAN DEVELOPMENT AND
HOUSING AGENCY

By: _____
James E. Harbison, Executive Director

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The foregoing instrument was acknowledged before me this 5th day of April, 2019 by Jane E. Harbison, the Executive Director of Metropolitan Development and Housing Agency, on behalf of said entity. He/she is personally known (to me) or has presented _____ (type of identification) as identification and did/did not take an oath.

Witness my hand and official seal.

V. JEAN MERKLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 7, 2021

V. Jean Merkle
Notary Public
V. Jean Merkle
(Print Name)

My commission expires: Sept. 7, 2021

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer of property is $10.00 and no other monetary consideration.

Affiant

Sworn to and subscribed before me
this 5th day of April, 2019.

Candance B. Walton
Notary Public
My Commission Expires: 11-8-2022

CANDANCE B. WALTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2022

EXHIBIT A

PROPERTY DESCRIPTION

A tract or parcel of land in the City of Nashville, Davidson County, Tennessee, described as follows, to wit:

Being part of that property known as Kirkpatrick Park

Being a tract of improved land in Davidson County, Tennessee, which includes the entirety of Lot 1 on the plat of record in Instrument No. 201611230123514, R.O.D.C, and a small portion of Lot 2 on the same plat of record.

BEGINNING at the point of intersection for the southerly right-of-way of Sylvan Street and the west right-of-way of South 9th Street, also being the northeast most corner of Lot 1 on Kirkpatrick Park Subdivision of record in Instrument Number 20161123-0123514, in the Register's Office of Davidson County, Tennessee.

Thence with the westerly right-of-way of South 9th Street S 24° 36' 14" E, 337.60 feet to a point at the northeast most corner of Lot 2 of Kirkpatrick Park Subdivision;

Thence, leaving the westerly right-of-way of South 9th Street with northerly line of Lot 2 of Kirkpatrick Park Subdivision for the next four (4) calls as follows:

S 65° 12' 11" W, 208.15 feet;

Along a curve to the right having a Radius of 417.04 feet, Arc Length of 108.53 feet and Chord bearing and distance of S 72° 33' 09" W, 108.23 feet;

S 80° 00'30" W, 68.97 feet;

Along a curve to the left having a Radius of 483.00 feet, Arc length of 78.86 feet and Chord bearing and distance of S 75° 19' 51" W, 78.78 feet to a point in the east property line of United Neighborhood Health Services, Inc of record in Deed Book 11475, Page 132 in the Register's Office of Davidson County, Tennessee;

Thence, with said east property line of United Health Services, Inc. N 24° 35' 15" W, 112.67 feet;

The total area conveyed is 3.841 acres, more or less, by calculation.

Being the same property conveyed by Quitclaim Deed to the Metropolitan Development and Housing Agency of record in Instrument Number 20161221-0133954 and further conveyed by Quitclaim Deed to MDHA Kirkpatrick Park, LLC of record as Instrument 20171012-0104821 in the Register's Office of Davidson County, Tennessee.

Further being a small portion of the same property conveyed to the City of Nashville of record in Deed Book 3535, Page 236 in the Register's Office of Davidson County, Tennessee.

TOGETHER WITH those certain easements contained in the Temporary Construction and Permanent Slope and Drainage Easements of record in the Register's Office for Davidson County, Tennessee, in Instrument No. 20170512-0047428 and in Instrument No. 20170919-0096055.