Karen Johnson Davidson County
Batch# 272675 DEEDQC
08/16/2019 10:53:53 AM 1 pg
Fees: $12.00 Taxes: $0.00
20190816-0082157

This instrument prepared by:
METROPOLITAN GOVERNMENT
DEPARTMENT OF LAW
1 Metropolitan Courthouse, Suite 108
Nashville, Tennessee 37219-6300

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Jane R Davis, Affiant
Subscribed and sworn before me this the
16 Day of August, 2019.
Brandi Wise, Deputy Register

Quitclaim Deed

Address New Owner(s) as follows:	Send Tax Bills to:	Map and Parcel Number:
Affordable Housing Resources, Inc. 50 Vantage Way, Suite 107 Nashville, Tennessee 37228	SAME	08112020300

For and in consideration of Twelve dollars ($12.00), cash in hand paid, the receipt of which is hereby acknowledged, **The Metropolitan Government of Nashville and Davidson County**, by these presents do hereby quitclaim and convey unto **Affordable Housing Resources, Inc.**, all the interest it may possess in the following parcel of property, being more particularly described as follows:

Land in Davidson County, Tennessee, being the northerly 33 1/3 feet of Lot No. 132, in McGavock, Wetmore & Others Second Addition to Nashville, called the Addition to the Town of McGavock, as of record in Book 21, page 41, Register's Office for said County. Said part of said lot fronts 33 1/3 feet on the easterly side of 12th Avenue North, formerly Florence Street and runs back between parallel lines, with the southerly margin of Cockrill Street, 154 feet to an alley.
Being the same property conveyed to Hubert E. Dixon,Jr.,and wife Joyce A. Dixon by deed from Stanley L. Evans and Wife Princilla S. Evans of record in Book 5603, page 478, R.O. D. C,.
Land in Davidson County, Tennessee, being the south 16 2/3 feet of Lot 132 and the north 16 2/3 feet of Lot No. 133, on the Map of D. T. McGavock & Others' Addition to the Town of McGavock, as of record in Book 21, page 41, Register's Office for said County. Said parts of said Lots adjoin and front together 33 1/3 feet on the easterly side of 12th Avenue North and run back between parallel lines 154 feet to an alley. Being the same property conveyed to Hubert E. Dixon, Jr., and wife Joyce A. Dixon from Stanley L. Evans and wife Princilla S. Evans, as of record in Book 5603, page 475, Register's Office for Davidson County, Tennessee.

This is improved property located at **1544 12th Avenue North, Nashville, TN 37208**.
This conveyance is subject to any and all existing easements, sanitary sewer, utility or other easement, whether or not recorded as a public record.

SUBJECT HOWEVER, THAT IN THE EVENT THE GRANTEE, Affordable Housing Resources, DOES NOT DEVELOP THE PROPERTY FOR THE PURPOSE OF AFFORDABLE AND WORKFORCE HOUSING BY AUGUST 6, 2024, THEN THE HEREIN DESCRIBED PROPERTY SHALL REVERT BACK TO THE DIVISION OF PUBLIC PROPERTY OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY FREE AND CLEAR OF ANY CLAIMS OF THE GRANTEE.

IN WITNESS WHEREOF, THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, has caused this instrument to be executed by the Director of Public Property Administration, duly authorized in Metropolitan County Council Ordinance No. **RS2019-1861**, so to act on its behalf, this the 15th day of August, 2019.

THE METROPOLITAN GOVERNMENT
OF NASHVILLE & DAVIDSON COUNTY,
TENNESSEE BY:

Kim McDoniel, Director
Public Property Administration

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the aforesaid State and County, personally appeared **Kim McDoniel**, with whom I am personally acquainted and who, upon their oath, acknowledged them to be the Public Property Administrator of THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, and that they, as such Director, being authorized to do so, executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of August, 2019.

Sally E. Palmer
Notary Public

SALLY E. PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/22

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