Karen Johnson Davidson County
Batch# 339080 DEEDQC
01/06/2020 04:05:02 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200106-0001756

This Instrument Prepared By:
Lillian R. Gilmer
Reno & Cavanaugh, PLLC
424 Church Street, Suite 2910
Nashville, TN 37219

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills to:	Map-Parcel No.
WCO Housing Ventures, LLC 118 16th Avenue South Suite 200 Nashville, Tennessee 37203	WCO Housing Ventures, LLC 118 16th Avenue South Suite 200 Nashville, Tennessee 37203	P/O 16400017400 P/O 16400030400

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is Ten and No/100 Dollars ($10.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 31st day of December, 2019.

Notary Public

My Commission Expires: 5-5-20

JESSICA R. MAYBERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 5, 2020

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, WCO Housing Ventures, LLC, a Tennessee limited liability company ("Grantor"), quitclaim unto WCO Housing Ventures, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land in Antioch, Davidson County, State of Tennessee,

more particularly described on Exhibit A attached hereto and incorporated herein by this reference, (the "Property").

The Property is unimproved property located in Antioch, Davidson County, Tennessee.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

Witness my hand this 2 day of January, ~~2019~~ 2020.

GRANTOR:

WCO HOUSING VENTURES, LLC, a Tennessee limited liability company

By: Woodbine Community Organization (WCO), Inc., a Tennessee nonprofit corporation, its Sole Member

By: _____
Anthony Woodham, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Jessica Grant, a Notary Public of said County and State, personally appeared ANTHONY WOODHAM, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Woodbine Community Organization (WCO), Inc., a Tennessee nonprofit corporation, the Sole Member of WCO Housing Ventures, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation in its capacity as Sole Member of the limited liability company, and on its behalf, by himself as President of the corporation.

Witness my hand and seal, at Office in Nashville, TN, this 2 day of January, 2020.

_____
Notary Public

My Commission Expires: 9/7/21

My Commission Expires:

_____

JESSICA GRANT
My Commission Expires
STATE OF TENNESSEE NOTARY PUBLIC
September 7, 2021
COUNTY OF DAVIDSON

EXHIBIT A

PROPERTY DESCRIPTION

LAND SITUATED IN THE 32ND CIVIL DISTRICT, DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING at An iron pin set with a TN State Plane Coordinate of North 622,940.2667, East 1,788,614.1189, SAID PIN BEING THE WEST CORNER OF NAZIM JAFFER AND RUBINA JAFFER (INSTRUMENT NO. 20100804-0061512, REGISTER'S OFFICE OF DAVIDSON COUNTY, R.O.D.C.) AND BEING ON THE NORTHEAST BOUNDARY LINE OF THE PROPERTY DESCRIBED HERE-ON; THENCE, ALONG THE SOUTHWEST BOUNDARY OF JAFFER, S 33°9'26" E, for a distance of 370.85 FEET TO AN IRON PIN SET, SAID PIN BEING ALONG THE NORTHWEST RIGHT OF WAY OF HOBSON PIKE AND ALSO BEING THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED WITHIN; THENCE, ALONG THE NORTHWEST RIGHT OF WAY OF HOBSON PIKE, THE FOLLOWING THREE (3) CALLS:

1) S 56°18'25" W, for a distance of 502.07 FEET TO A CONCRETE MONUMENT FOUND;
2) along a curve to the left, having a radius of 1160.46 FEET, an arch length of 268.43 FEET, a delta angle of 13° 15' 12", a chord bearing of S 42°54'47" W, and a chord distance of 267.83 FEET TO A POINT BEING THE NORTHEAST CORNER OF THE PREVIOUS BOUNDARY LINE OF BELZ-MCDOWELL PROPERTIES (BOOK 4699, PAGE 101, R.O.D.C.);
3) along a curve to the left, having a radius of 1160.46 FEET, an arch length of 271.98 FEET, a delta angle of 13° 25' 43", a chord bearing of S 29°34'19" W, and a chord distance of 271.36 FEET TO AN IRON PIN SET, SAID IRON PIN BEING ALONG THE CENTER OF A CREEK AND THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED WITHIN;

THENCE, SEVERING THE BELZ-MCDOWELL PROPERTIES AND ALONG THE CENTER OF A CREEK, BEING THE SOUTHERN BOUNDARY OF THIS PROPERTY, THE FOLLOWING FOURTEEN (14) CALLS:

1) N 78°2'10" W, for a distance of 43.36 FEET TO A POINT;
2) S 76°17'35" W, for a distance of 53.79 FEET TO A POINT;
3) S 31°34'14" W, for a distance of 47.22 FEET TO A POINT;
4) S 61°17'35" W, for a distance of 40.87 FEET TO A POINT;
5) N 77°34'25" W, for a distance of 81.75 FEET TO A POINT;
6) S 68°49'7" W, for a distance of 39.77 FEET TO A POINT;
7) S 85°53'4" W, for a distance of 147.71 FEET TO A POINT;
8) S 59°36'39" W, for a distance of 47.08 FEET TO A POINT;
9) S 84°27'58" W, for a distance of 149.95 FEET TO A POINT;
10) S 62°40'59" W, for a distance of 60.22 FEET TO A POINT;
11) N 82°24'21" W, for a distance of 76.46 FEET TO A POINT;
12) S 70°49'40" W, for a distance of 84.75 FEET TO A POINT;
13) N 76°29'46" W, for a distance of 144.04 FEET TO A POINT;
14) N 44°50'45" W, for a distance of 18.07 FEET TO AN IRON PIN SET, SAID IRON PIN BEING ALONG THE SOUTHEAST BOUNDARY LINE OF TRACT 1 SUBDIVISION LINE OF BELZ-

MCDOWELL PROPERTIES AND ALSO BEING THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED WITHIN;

THENCE, ALONG TRACT 1, THE FOLLOWING FOUR (4) CALLS:

1) N 48°0'14" E, for a distance of 159.56 FEET TO AN IRON PIN SET;
2) N 41°42'14" E, for a distance of 932.48 FEET TO AN IRON PIN SET, CROSSING THE PREVIOUS SUBDIVISION LINE OF BELZ-MCDOWELL PROPERTIES AT 450.50 FEET;
3) N 44°27'16" E, for a distance of 837.40 FEET TO AN IRON PIN SET;
4) S 33°9'26" E, for a distance of 324.11 FEET to the POINT OF BEGINNING, CONTAINING 21.560 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY WILSON & ASSOCIATES, P.C. ON DECEMBER 2019.

BEING a part of the same property conveyed to WCO Housing Ventures, LLC, a Tennessee limited liability company by deed from Belz/Becker-Lewis-Shlenker Properties , a Tennessee joint venture, of record in Instrument No. 20191028-0110476 in the office of the Register of Deeds for Davidson County, Tennessee.