Karen Johnson Davidson County
Batch# 370491 DEEDQC
03/10/2020 02:00:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20200310-0026886

This Instrument Prepared By:
Hannah K. V. Cassidy
Reno & Cavanaugh, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219

QUITCLAIM DEED

From: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, a public body corporate and politic organized under the Tennessee Housing Authorities Law, T.C.A. § 13-20-101, et seq., Grantor

Map and Parcel Number(s):
p/o 09304013400

To: MDHA KIRKPATRICK PARK, LLC, Tennessee limited liability company, Grantee

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Address New Owner:

MDHA Kirkpatrick Park, LLC
c/o Metropolitan Development and Housing Agency
701 South Sixth Street
Nashville, TN 37206

Name and Address of Person or Entity Responsible for Payment of Real Property Taxes:
MDHA Kirkpatrick Park, LLC
c/o Metropolitan Development and Housing Agency
701 South Sixth Street
Nashville, TN 37206

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

James C. Harbison

Affiant

Sworn to and subscribed before me, this 9th day of March, 2020.

A. Denise Hagewood

Notary Public

My Commission Expires: Jan. 3, 2023

A. DENISE HAGEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN 3, 2023

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, a public body corporate and politic organized under the Tennessee Housing Authorities Law, T.C.A. § 13-20-101, et seq., (the "Grantor"), does hereby quitclaim unto MDHA KIRKPATRICK PARK, 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 located in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference together with all improvements, buildings, and structures located thereon (the "Property").

The Property is improved property located at 804 Sylvan Street, Nashville, Davidson County, Tennessee 37206.

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

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

202003100026886

Witness my hand this 9th day of March, 2020.

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, a public body and a body corporate and politic organized and existing pursuant to Tennessee Code Annotated Section 13-20-101 et. seq.

By: James E. Harbison
James E. Harbison, Executive Director

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, S. Denise Hagewood, a Notary Public of said County and State, personally appeared James E. Harbison 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 Executive Director of METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, the within named bargainor, a public body and a body corporate and politic organized and existing pursuant to Tennessee Code Annotated Section 13-20-101 et. seq., and that he as such Executive Director executed the foregoing instrument for the purposes therein contained, by signing the name of METROPOLITAN DEVELOPMENT AND HOUSING AGENCY by himself as such Executive Director.

Witness my hand and seal, at office in Nashville, Tennessee, this 9th day of March, 2020.

S. Denise Hagewood
Notary Public

My Commission Expires: Jan 3, 2023

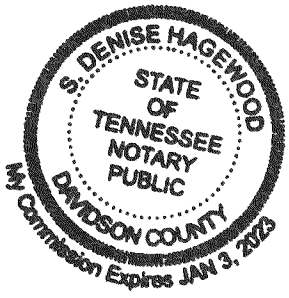


EXHIBIT A

PROPERTY DESCRIPTION

In Davidson County, Tennessee, being a part of Lot 2 as shown on the plat entitled "Kirkpatrick Park Subdivision" of record in Instrument Number 20161123-0123514, in the Registers Office of Davidson County, Tennessee.

Beginning in the southwesterly right-of-way of S 9th Street at the southeast corner of Lot 1 of Kirkpatrick Park Subdivision of record in Instrument Number 20161123-0123514 in the Registers Office of Davidson County, Tennessee;

Thence with said southwesterly right-of-way S 24° 36' 14" E, for a distance of 1.01 feet to the northeast corner of Lot 2 of the Re-subdivision of Lot 2 – Kirkpatrick Park Subdivision of record in Instrument Number 20200130-0011124 R.O.D.C.;

Thence leaving said right-of-way, with the northwesterly lines of said Lot 2 for the next four (4) calls as follows:

S 65° 12' 11" W, for a distance of 208.15 feet;

Along a 417.04 ft radius curve to the right for an arc length of 108.53 feet, having a chord bearing and distance of S 72° 33' 09" W, 108.23 feet;

S 80° 00' 30" W, for a distance of 68.97 feet;

Along a 483.00 ft radius curve to the left for an arc length of 78.86 feet, having a chord bearing and distance of S 75° 19' 51" W, 78.78 feet to the northeast line of United Neighborhood Health Services, Inc. of record in Book 11475, Page 132 R.O.D.C.;

Thence leaving Lot 2 with said line of United Neighborhood Health Services, Inc. N 24° 35' 15" W, for a distance of 1.11 feet to the southwest corner of the above-mentioned Lot 1 of Kirkpatrick Park Subdivision;

Thence leaving said United Neighborhood Health Services, Inc. line with the southeasterly lines of said Lot 1 of Kirkpatrick Park Subdivision for the next four (4) calls as follows:

Along a 483.00 ft radius curve to the right for an arc length of 78.78 feet, having a chord bearing and distance of N 75° 20' 60" E, 78.69 feet;

N 80° 01' 21" E, for a distance of 68.97 feet;

Along a 417.04 ft radius curve to the left for an arc length of 108.53 feet, having a chord bearing and distance of N 72° 34' 00" E, 108.23 feet;

N 65° 13' 02" E, a distance of 208.24 feet to the Point of Beginning containing an area of 486 square feet or 0.011 acres, more or less and is subject to any and all easements and/or rights-of-way that may be revealed by a current title search. This description was prepared by Civic Engineering and IT, Inc., Todd M. Fowlkes, TN RLS #2125 on March 3, 2020 and is based upon record deeds and plats.

Being a portion of the same property as conveyed to the Metropolitan Development and Housing Agency by Quitclaim Deed from Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument No. 20161221-0133954, in the Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, Sandra Meeker, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Sandra Meeker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jessica Mayberry, a notary public for this county and state, Sandra Meeker who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jessica Mayberry
Notary Public

My Commission Expires: 5 - 5 - 2020
Notary' Seal

