Karen Johnson Davidson County
Batch# 372365 DEEDQC
03/13/2020 03:10:21 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200313-0028378

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

CORRECTIVE QUITCLAIM DEED

From: METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, 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).

Tracy L. Childress

Affiant

Sworn to and subscribed before me, this 13th day of March, 2020.

SANDRA MEEKER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-27-2020

Notary Public

My Commission Expires: _____

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 GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY (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.

This Corrective Quitclaim Deed is being recorded to correct the Grantor and Derivation Clause in that certain Quitclaim Deed recorded March 10, 2020 in Instrument No. 20200310-0026886.

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 12th day of March, 2020.

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY,

By: _____
Sean McGuire, Interim Director
Public Property Administration

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Sean McGuire, a Notary Public of said County and State, personally appeared Sean McGuire 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 Interim Director of Public Property Administration for METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, and that he as such Interim Director executed the foregoing instrument for the purposes therein contained, by signing the name of METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY by himself as such Interim Director of Public Property Administration.

Witness my hand and seal, at office in Nashville, Tennessee, this 13 day of March, 2020.

_____
Notary Public

My Commission Expires: 10/2/2023

KRISTIN E BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10/2/2023

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 part of the same property conveyed to The Nashville Housing Authority by deeds, decrees and City Ordinance from parties herein set out as follows; Allie May Caldwell Sanders, in Book 3380, page 340; G. M. Kendrick in Book 3133, Page 234; Rollie Reynolds and wife, in Book 3103, page 145; Alfred G. Rutherford, Circuit Court Clerk in Book 3401, page 6; Herman Briley and wife in Book 3165, page 205; Stacey Bledsoe and wife, in Book 3103, page 71; Alfred G. Rutherford and wife, in Book 3317, page 313; Buford Ferguson and wife, in Book 3219, page 221; Frank Williams and wife, in Book 3165, page 345; Ewing O. Terry and wife, in Book 3101, page 396; Ruby Mai Hannah in Book 3129, page 103; J. B. Tyrus and wife, in Book 3104, page 217; John Hall and wife, in Book 3100, page 301; Samuel Earl Morton and wife, in Book 3103, page 69; James W. Russell and wife, in Book 3129, page 473; Thomas W. Hales, Jr., and wife, in Book 3345, page 115; Will Booker Stafford and wife, in Book 3375, page 429; D. C. Estes and wife, in Book 3317, page 88; Alexander Moseley and wife, in Book 3317, page 195; William A. Moreland and wife, in Book 3341, page 337; H. E. Cobb and wife, in Book 3315, page 197; Porter M. Coleman and wife, in Book 3315, page 181; Mary Louella Jones, unmarried, in Book 3317; page 125; Preston S. Russell and wife, in Book 3308, page 439; Delores Boykin Conservator in Book 3431, Page 205; E. C. Duke and wife, in Book 3338, page 425; Alfred G. Rutherford, Circuit Court Clerk, in Book 3403, page 262; Trustees of Nancy Webb Kelly Memorial Methodist Church in Book 3344, page 195; Paul W. Crick and wife, in Book 3463, page 569; A. R. Woodroff and wife, in Book 3316, page 452; J. P. Mitchell and wife, in Book 3285, page 589; Samuel F. Garrett and wife, in Book 3286, page 519; Walter Eugene Lamberth and wife, in Book 3285, page 579; Emma Lou Hinkle Trawick in Book 3285, page 563, Alfred G. Rutherford, Circuit Court Clerk, in Book 3464, page 492; Alvin D. Martin and wife, in Book 3310, page 513; Robert J. Townsend and wife, in Book 3286, page 517; Richard Benz, Jr., and wife, in Book 1913, page 93; Walter Bracey and wife, in Book 2011, page 570; Charlie Boyd, unmarried, in Book 1915, page 337; Berta Black Winchester and husband, in Book 1915, page 624; Decree (certified copies) 2nd Circuit Court in Book 2751, pages 251 and 325, all in the Register's Office for Davidson County, Tennessee, and by City Ordinance No. 62-279, of record in Book 15, page 40, Office of the City Clerk of Nashville.