Karen Johnson Davidson County
Batch# 592459 DEEDQC
03/16/2021 09:17:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210316-0034443

Prepared by:
Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO:
Affordable Housing Resources, Inc. 50 Vantage Way, Suite 107 Nashville, TN 37228	New Owner	81-15-0-273.00

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, **The Metropolitan Government of Nashville and Davidson County,** hereinafter called the GRANTOR, does hereby quitclaim and convey unto, **Affordable Housing Resources, Inc.,** all of its rights, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being the Southerly one-half of Lot No. 257 on the Plan of DT McGavock and Others Second Addition, called the Addition of the Town of McGavock, of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description of the property.

Said part of Lot No. 257 front 25 feet on the Westerly side of 14th Avenue North, and runs back between parallel lines, 170 feet to an ally.

Being the same property conveyed to the Metropolitan Government of Nashville and Davidson County by Quitclaim Deed from Taylormade Contracting, LLC, a Tennessee limited liability company, recorded simultaneously herewith in Instrument No. 202103160034439, Register's Office, Davidson County, Tennessee.

SUBJECT HOWEVER, THAT IN THE EVENT THE GRANTEE, AFFORDABLE HOUSING RESOURCES, DOES NOT DEVELOP THE PROPERTY FOR THE PURPOSE AFFORDABLE AND WORKFORCE HOUSING BY MARCH 15, 2025, 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

This is improved property known as **1507A 14th Avenue North, Nashville, TN 37208.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

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, the GRANTOR has hereunder set his hand this 11th day of March, 2021.

GRANTOR:

THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

By: _____
Trael Webb, Director
Public Property Administration

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Trael Webb, 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 Director of Public Property Administration of the Metropolitan Government of Nashville and Davidson County, the within named bargainor, and that he as such Dirctor, executed the foregoing instrument for the purpose therein.

Witness my hand and official seal, this the 11 of March, 2021.

_____
Notary Public

My Commission Expires: 10/2/23

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

_____
Affiant

Subscribed and sworn to before me, this 11 day of March, 2021.

_____
NOTARY PUBLIC

My Commission Expires: 10/2/23

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023