Karen Johnson Davidson County
Batch# 613945 DEEDQC
04/13/2021 11:36:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210413-0049097

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MAS)
150 3rd Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Number:
Urban Housing Solutions, Inc. 822 Woodland Street Nashville, TN 37206	Same	10700007900

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **SOUTHWOOD PARK PARTNERS**, a Tennessee general partnership successor-by-merger to Southwood Park Partners, L.P., a Tennessee limited partnership ("Grantor"), hereby quitclaims and conveys to **URBAN HOUSING SOLUTIONS, INC.**, a Tennessee non-profit corporation ("Grantee"), all of Grantor's right, title and interest in and to the property described on Exhibit A hereof.

This is improved property known as 300 Southwood Park Place, Nashville, Tennessee.

[Signature page follows.]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this 12 day of April, 2021.

GRANTOR:

SOUTHWOOD PARK PARTNERS,
a Tennessee general partnership

By: _____
Name: James E. Summar, Sr.
Title: Managing Partner

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, James E. Summar, Sr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing Partner of Southwood Park Partners, a Tennessee general partnership, and is authorized by the partnership to execute this instrument on behalf of the partnership.

WITNESS my hand, at office, this 7th day of April, 2021.

_____
Notary Public

My Commission Expires:
May 9, 2023

MELISSA BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee)
)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.00.

Logan Cass
Affiant/Representative of Grantee)

Subscribed and sworn to before me this 12 day of April, 2021.

Notary Public

My Commission Expires: 1-8-2024



EXHIBIT A

Legal Description

LAND BEING LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING DESCRIBED AS LOT 4 ON THE PLAN OF CAMBRIDGE SQUARE, OF RECORD IN BOOK 6250, PAGE 891, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED BY THE ALTA/NSPS SURVEY BY JASON J. STIVERS, TN RLS NO. 2219, STIVERS LAND SURVEYING, 1134 LAKEWOOD DR., GALLATIN, TN 37066, DATED MARCH 2, 2021, AND DESIGNATED JOB NO. 21-010, AS FOLLOWS:

A TRACT OF LAND IN THE 1ST DISTRICT, DAVIDSON COUNTY, TENNESSEE. TRACT BEING BOUNDED IN THE WEST BY THE MONA MENA TRACT AS RECORDED IN I.N. 200901080002406, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE, (RODC), BY THE RICHARD DAVIS TRACT AS RECORDED IN BOOK 7501, PAGE 82 RODC, BY THE ANDREA SPRINGALL TRACT AS RECORDED IN IN. 200709100108269 RODC AND BY EUGENE JOHNSTON TRACT AS RECORDED IN BOOK 4918, PAGE 848 RODC ALL BEING IN THE PATRICIA HEIGHTS SUBDIVISION SECTION 1, ON THE NORTH BY THE BAHORA TENNESSEE COMMUNITY PROPERTY TRACT AS RECORDED IN IN. 201507150068776 RODC, ON THE EAST BY THE WESTERN RIGHT OF WAY, (ROW) OF GLASTONBURY ROAD AND ON THE SOUTH BY THE URBAN HOUSING SOLUTIONS TRACT AS RECORDED IN IN. 202012230153167. TRACT DESCRIBED AS FOLLOWS:

POINT OF BEGINNING AN IRON ROD OLD ON SAID WESTERN ROW AND BEING THE NORTHEASTERN CORNER OF THE SAID URBAN HOUSING SOLUTIONS TRACT; THENCE WITH THE COMMON LINE OF THE SAID URBAN HOUSING SOLUTIONS TRACT NORTH 72°03'51" WEST A DISTANCE OF 225.41' TO A POINT; THENCE NORTH 69°59'58" WEST A DISTANCE OF 310.62' TO AN IRON ROD OLD; THENCE WITH THE COMMON LINE OF THE SAID PATRICIA HEIGHTS SUBDIVISION SECTION 1 NORTH 06°30'53" EAST A DISTANCE OF 356.33' TO AN IRON ROD OLD; THENCE WITH THE COMMON LINE OF THE SAID BAHORA TENNESSEE COMMUNITY PROPERTY TRACT SOUTH 64°07'27" EAST A DISTANCE OF 574.16' TO AN IRON ROD OLD; THENCE WITH SAID ROW WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 284.60', WITH A RADIUS OF 1019.19', WITH A CHORD BEARING OF SOUTH 10°17'28" WEST, WITH A CHORD LENGTH OF 283.68' TO A POINT TO THE POINT OF BEGINNING, HAVING AN AREA OF 171,009 SQUARE FEET OR 3.92 ACRES.

Being the same property conveyed to Urban Housing Solutions, Inc., a Tennessee non-profit corporation, by Special Warranty Deed, of record in Instrument No. 202104130049096 in the Register's Office of Davidson County, Tennessee.

30333850.3

True Copy Certification

I, Denise Griffin, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Denise Griffin who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06/21/2021

Notary Seal:

