THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JKN)
900 S. Gay Street, Suite 1700
Knoxville, Tennessee 37902

Karen Johnson Davidson County
Batch# 670864 DEEDQC
07/02/2021 02:48:49 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210702-0090304

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Numbers:
Urban Flats GP, LLC 822 Woodland Street Nashville, Tennessee 37206	Same	[106-1-110]

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100th DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, URBAN HOUSING SOLUTIONS, INC., a Tennessee nonprofit corporation (the "Grantor"), hereby quitclaims and conveys to URBAN FLATS GP, LLC, a Tennessee limited liability company (the "Grantee"), all of Grantor's interest in and to certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto.

Said property is conveyed subject to matters shown on Exhibit B attached hereto.

[*Signature page follows*]

IN WITNESS WHEREOF, the undersigned Grantor has executed this Quitclaim Deed as of the 5th day of April, 2021.

GRANTOR:

URBAN HOUSING SOLUTIONS, INC.

By: _____ MANAGING DIRECTOR
Print Name: Brent Elrod
Title: Managing Director

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public in and for said county and state, personally appeared the within named bargainor, Brent Elrod, 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 Managing Director of URBAN HOUSING SOLUTIONS, INC., the within named bargainor, a Tennessee nonprofit corporation, and that he as such agent being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of said nonprofit corporation by himself as such agent.

Witness my hand and official seal at office in the aforesaid county, this 5th day of April, 2021.

_____
Notary Public

My Commission Expires: 9/7/21

STATE OF TN
COUNTY OF Davidson

The actual consideration for this transfer or value of property transferred (whichever is greater) is $ 0 .00.

_____
Affiant

Sworn to and subscribed before me this 5th day of April, 2021.

_____
Notary Public

My Commission Expires: 9/7/21

EXHIBIT A

TRACT 1:

Land in Davidson County, Tennessee, being Lot 1, as shown on the map entitled Final Unified Plat, Resubdivision of Lot No. 1, Mercury Court, of record in Instrument No. 20011106-0121600, as amended by Certificate of Correction in Instrument No. 20011109-0123427 and Instrument No. 2011120-0127437, Register's Office for Davidson

County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being a portion of the same property conveyed to CCS HOUSING SYSTEMS, INC., by deed from MERCURY COURTS, INC., of record in Book 8467, page 601, dated October 18, 1991, said Register's Office. CCS HOUSING SYSTEMS, INC. has conveyed its interest in said property to URBAN HOUSING SOLUTIONS, INC. by quitclaim deed of record in Instrument No. 20080417-0039206, dated April 15, 2008, said Register's Office.

EXHIBIT B

All matters of record.

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