Karen Johnson Davidson County
Batch# 757259 DEEDQC
11/17/2021 02:57:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20211117-0153321

This instrument prepared by & return to:
Robert D. Hyde
35 Union Avenue, Suite 300
Memphis, Tennessee 38103

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **MADISON VIEW TOWERS**, a Tennessee general partnership (the "Grantor") for and in consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quitclaim and convey unto **METROPOLITAN DEVELOPMENT AND HOUSING AGENCY**, a public body and body corporate and politic organized and existing pursuant to Tennessee Code Annotated Sections 13-20-101 et seq. (the "Grantee"), all of its right, title and interest in and to the following described real estate located in Shelby County, Tennessee to-wit:

See Exhibit A attached hereto and made a part hereof (the "Property").

Being all of the property conveyed to Grantor (f/k/a Madison View Towers, a Limited Partnership) by Deed of record in Book 5197, Page 156 in the Davidson County, Tennessee Register's Office.

The words Grantor and Grantee as used herein shall mean "Grantors" and "Grantees," respectively, if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of Grantor as of this 16th day of November, 2021.

MADISON VIEW TOWERS, a Tennessee general partnership

By: Alco Properties, Inc., a Georgia corporation, its managing general partner

By:_____
Robert D. Hyde, President

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, JESSICA L. SPERRY, of the state and county aforementioned, personally appeared Robert D. Hyde, 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 President of Alco Properties, Inc., the general partner of Madison View Towers, the within named bargainor and that he as such President of the general partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the within named bargainor by himself as President of the general partner.

WITNESS my hand, at office, this 11 day of November, 2021.

Jessica L. Sperry
Notary Public

My Commission Expires:

JESSICA L. SPERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

MY COMMISSION EXPIRES:
FEBRUARY 23, 2025

STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer is ($0).

Affiant

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

Notary Public

My Commission Expires:

JESSICA L. SPERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES: FEBRUARY 23, 2025

Owner Name and Address:

Metropolitan Development and Housing Agency
701 South Sixth Street
Nashville, Tennessee 37206

621 N. Dupont Avenue
Madison, TN 37115

Tax Parcel Id No.:
04310009600

Mail tax bills to:

APP Riverwood Partners, L.L.L.P.
35 Union Avenue, Suite 300
Memphis, TN 38103

EXHIBIT A

Legal Description
Riverwood Tower Apartments

DESCRIPTION FOR RIVERWOOD TOWER APARTMENTS

PROPERTY SITUATED AND BEING IN DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SITUATED AND LYING IN MADISON, DAVIDSON COUNTY, TENNESSEE:

LAND IN THE 9TH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF TRACT 15 SHOWN ON THE PLAN OF THE **ANDERSON TRACT**, RECORDED IN BOOK 1130, PAGE 37, REGISTER'S OFFICE FOR SAID COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING IN THE NORTH RIGHT OF WAY OF NORTH DUPONT AVENUE AT THE SOUTWEST TURN-OUT OF MAY DRIVE;
THENCE ALONG SAID NORTH DUPONT AVENUE N 85° 15' 30" W, 407.61 FEET TO AN IRON PIN;
THENCE LEAVING NORTH DUPONT AVENUE N 4° 44' 30" E, 92.0 FEET;
THENCE N 16° 33' W, 79.11 FEET;
THENCE N 2° 03' 27" E, 299.75 FEET;
THENCE N 46° 42' W, 50.03 FEET TO AN IRON PIN IN THE SOUTH LINE OF LOT 248 ON THE PLAN OF **MADISON PARK - SECTION 8**, RECORDED IN BOOK 4300, PAGE 117, R.O.D.C.;
THENCE WITH SAID SOUTH LINE OF MADISON PARK S 87° 54' E, 304.04 FEET TO A CONCRETE MONUMENT AT THE CORNER OF LOTS 252 AND 253 SHOWN ON SAID PLAN;
THENCE ALONG THE SOUTHERLY LINE OF LOT 253, N 61° 43' 16" E, 80.98 FEET TO AN IRON PIN AT THE CORNER OF LOTS 253 AND 254;
THENCE ALONG SAID LOT 254, S 88° 04' 19" E, 117.14 FEET TO A CONCRETE MONUMENT IN THE WEST RIGHT OF WAY OF MAY DRIVE;
THENCE ALONG SAID MAY DRIVE S 1° 57' 20" W, 534.45 FEET TO AN IRON PIN;
THENCE WITH SAID MAY DRIVE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25 FEET, A DISTANCE OF 40.8 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.39 ACRES, MORE OR LESS.

The legal description herein being taken from a survey prepared by John Kohl and Company dated April 28, 2006.

Being the same property conveyed to Madison View Towers, a Limited Partnership by Deed of record in Book 5197, Page 156, recorded September 15, 1977, in the Davidson County, Tennessee Register's Office.

Being all of the property conveyed to Madison View Towers (f/k/a Madison View Towers, a Limited Partnership) by Deed of record in Book 5197, Page 156 in the Davidson County, Tennessee Register's Office.

Certificate of Authenticity

I, Genie Rushing, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **November 16, 2021**

Genie Rushing
Escrow Assistant

November 16, 2021

State of **Tennessee**
County of **Shelby**

Sworn to and subscribed to me on November 16, 2021

Notary Public: Pamela Cox
My Commission Expires: 03/19/2024

