Karen Johnson Davidson County
Batch# 771774 DEEDQC
12/10/2021 02:46:00 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20211210-0164273

This Instrument Prepared By:
Hannah K.V. Cassidy
Reno & Cavanaugh, PLLC
424 Church Street, Suite 2910
Nashville, TN 37219

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills to:	Map/Par.
Metropolitan Development and Housing Agency 701 South Sixth Street Nashville, TN 37206	Metropolitan Development and Housing Agency 701 South Sixth Street Nashville, TN 37206	Portion of Parcel 039-03-0-126.0

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Transfers to Grantee Are Exempt – No Transfer Tax Due.

Affiant

SUBSCRIBED AND SWORN TO before me, on this 10th day of December, 2021.

LATONYA ELLIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 10-02-2023

For and in consideration of the sum of TEN and 00/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, **SHELBY HOUSE 1, LP,** a Tennessee limited partnership ("Grantor"), does hereby quitclaim unto **METROPOLITAN DEVELOPMENT AND HOUSING AGENCY,** a public body and a body corporate and politic organized under the Tennessee Housing Authorities Law, T.C.A. § 13-20-101, et seq. ("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, 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 405 S. 4th St., Nashville, Davidson County, Tennessee 37206.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

Witness my hand as of the 1st day of December, 2021.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

Shelby House 1, LP, a Tennessee limited partnership

By: SRC Shelby House I GP, Inc., a Tennessee corporation, its General Partner

By: _____
Todd Friedenberg, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Jessica R. Dragan, a Notary Public of said County and State, personally appeared Todd Friedenberg, 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 SRC Shelby House I GP, Inc., a Tennessee corporation, the General Partner of Shelby House 1, LP, the within named bargainor, a Tennessee limited partnership, and that he/she as such officer executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation in its capacity as General Partner of the partnership, and on its behalf, by himself as such officer of the corporation.

Witness my hand and seal, in the aforesaid county and state, this 15 day of November, 2021.

_____
Notary Public

My Commission expires: 03.03.2025

JESSICA R. DRAGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

UNIT 1

Certain real property in Davidson County, State of Tennessee, described as follows, to wit:

Unit No. 1, together with the appurtenant interest in the common elements and limited common elements of Shelby House Condominium, a condominium established by the Declaration of the Shelby House Condominium of record in Instrument No. 20211210-0164269, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Plat of the Shelby House Condominium attached as an Exhibit to the aforementioned Declaration, and being more particularly described as follows:

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an "X" on wall at the intersection of the northerly right-of-way line of Shelby Avenue and the easterly right-of-way line of South 4th Street;

Thence leaving the northerly right-of-way line of Shelby Avenue, with the easterly right-of-way line of South 4th Street, with a curve to the right, along an arc length of 23.51 feet, the central angle of which is 89 deg 48 min 44 sec, the radius of which is 15.00 feet, the chord of which is North 69 deg 47 min 30 sec West, 21.18 feet to an "X" on wall;

Thence North 24 deg 53 min 08 sec West, 259.81 feet to a point;

Thence with a line through the property of Samaritan Recovery Community, Inc., as of record in Instrument Number: 20210212-0020097, at the Register's Office for Davidson County, Tennessee for the following three calls;

1) North 65 deg 06 min 51 sec East, 179.14 feet to a point;
2) North 24 deg 20 min 34 sec West, 30.27 feet to a point;
3) North 65 deg 18 min 08 sec East, 259.54 feet to a point in the southerly right-of-way line of South 5th Street;

Thence with the southerly property line of South 5th Street, South 24 deg 23 min19 sec East, 116.67 feet to a point;

Thence with a line through the property of Samaritan Recovery Community, Inc. for the following two calls;

1) South 65 deg 18 min 08 sec West, 137.31 feet to a point;
2) South 24 deg 42 min 38 sec East, 188.95 feet to a point, in the northerly right-of-way line of Shelby Avenue;

Thence with the northerly right-of-way line of Shelby Avenue, South 65 deg 18 min 08 sec West, 285.13 feet to the POINT OF BEGINNING. Containing 102,382 square feet or 2.350 acres more or less.

Said Unit 1 being subject to a subcondominium established by the Declaration of the Shelby House LIHTC Subcondominium, a condominium of record in Instrument No. 20211210-0164272, Register's Office for Davidson County, Tennessee, comprised of Units A, B, C and D as depicted on the Plat of the Shelby House LIHTC Subcondominium attached as an Exhibit to the aforementioned Subcondominium Declaration.

Being a portion of the same property conveyed by Samaritan Recovery Community, Inc., a Tennessee nonprofit corporation, to Shelby House 1, LP, a Tennessee limited partnership, by Special Warranty Deed of record in Instrument No. 20211210-0164271, in said Register's Office.

EASEMENT PARCEL

Those easements set forth in Declaration of Easements of record in Instrument No. 20211210-0164270, in the Register's Office for Davidson County, Tennessee.