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This Instrument Was Prepared By
And After Recording, Return To:
Winthrop & Weinstine, P.A.
225 South Sixth Street, Suite 3500
Minneapolis, Minnesota 55402 (JDN)

Karen Johnson Davidson County
Batch# 773397 DEEDQC
12/14/2021 10:28:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20211214-0165133

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills to:	Map-Parcel No.
Metropolitan Development and Housing Agency Attn: Executive Director 701 South Sixth Street Nashville, TN 37206	Metropolitan Development and Housing Agency Attn: Executive Director 701 South Sixth Street Nashville, TN 37206	10302000400

STATE OF TENNESSEE)
) SS
COUNTY OF Davidson)

The actual consideration for this transfer is zero Dollars ($0.00).

Affiant

LATONYA ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Notary Public

My Commission Expires: 10-02-2023

For and in consideration of the sum of ZERO Dollars ($0.00), the receipt and sufficiency of which are hereby acknowledged, **RICHLAND HILLS HOUSING PARTNERS, 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 and existing pursuant to Tennessee Code Annotated Sections 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 known as 5800 Maudina Avenue, Nashville, Davidson County, Tennessee.

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

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

Witness my hand this 9th day of December, 2021.

RICHLAND HILLS HOUSING PARTNERS, LP,
a Tennessee limited partnership

By: Richland Hills Housing Management, LLC,
a Tennessee limited liability company,
its General Partner

By: Vitus Development IV, LLC,
a Delaware limited liability company,
its Manager

By: _____
Stephen R. Whyte
Its President

STATE OF WASHINGTON)
) SS:
COUNTY OF Kitsap)

Before me, a Notary Public in and for said County and State, personally appeared Stephen R. Whyte, 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 Vitus Development IV, LLC, a Delaware limited liability company, which is the Manager of Richland Hills Housing Management, LLC, a Tennessee limited liability company, which is the General Partner of Richland Hills Housing Partners, LP, the within named bargainor, a Tennessee limited partnership, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of Vitus Development IV, LLC in its capacity as the Manager of the General Partner of Richland Hills Housing Partners, LP, on behalf of said limited partnership.

Witness my hand and seal, at Office in Kitsap County Washington, this 3 day of December, 2021.

_____
Notary Public

My Commission Expires: 6/13/2025

BROOKE SHORETT KIM
Notary Public
State of Washington
License Number 21018587
My Commission Expires
June 13, 2025

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being described as follows:

Land in Davidson County, Tennessee, being more particularly described according to a survey by Dale and Associates, Steven D. Delee, Registered Land Surveyor No. 1710, dated October 20, 1999, Job 99017, and revised by Ernest Medlin, Registered Land Surveyor No. 283, dated May 6, 2010, Job No. 10029, as follows:

Beginning an iron rod situated in the northerly margin of Maudina Avenue, and the Westerly margin of Demoss Road;

Thence, along the westerly margin of Demoss Road, S 6°35'15" W, a distance of 5.60 Feet to an iron rod situated in the northerly margin of Maudina Avenue;

Thence, along the northerly margin of Maudina Avenue, S 68°30'00" W, a distance of 801.45 feet to an iron rod situated in the easterly line of West End Community Church of Nashville, property of record in Document 20010629-0069142, said Register's Office;

Thence, along easterly property line, N 5°43'27" W, a distance of 743.35 feet to an iron rod situated in the southeast corner of the Hill Circle Townhomes, LLC property of record in Document #20140707-0059681, said Register's Office;

Thence, along the easterly property line, N 7°00'09" W, a distance of 155.08 feet to an iron rod situated in the southwest corner of the Erol Baycora property of record in Document #20100119-0004238, said Register's Office;

Thence, N 78°23'51" E, a distance of 200.00 feet to an iron rod situated in the southwest corner of the SK Food Corporation property of record in Document #20080708-0070158, said Register's Office;

Thence, N 75°45'31" E, a distance of 738.46 feet to an iron rod situated in the southeast corner of the West Nashville Heights Church of Christ property of record in Document #20090831-0081466, said Register's Office;

Thence, N 75°41'38" E, a distance of 148.78 feet to a concrete monument situated in the westerly margin of Bellmore Avenue;

Thence, along said road, S 5°08'45" E, a distance of 281.93 feet to a concrete monument situated in the northeast corner of the High Definition Homes LLC property of record in Document #20141008-0093270, said Register's Office;

Thence, leaving said road, S 74°08'13" W, a distance of 200.00 feet to an iron rod situated in the northwest corner of the High Definition Homes LLC property of record in Document #20141008-0093270, said Register's Office;

Thence, S 7°09'28" E, a distance of 98.81 feet to an iron rod situated in the southwest corner of the High Definition Homes LLC property of record in Document #20141008-0093270, said Register's Office;

Thence, S 74°08'13" W, a distance of 285.69 feet to an iron rod situated in the northwest corner of the Bellmore Place of record in Plat Book 6200, Page 542, said Register's Office;

Thence, S 20°07'47" E, a distance of 203.08 feet to an iron rod situated in the southwest corner of the Bellmore Place of record in Plat Book 6200, Page 542, said Register's Office;

Thence, N 70°59'33" E, a distance of 196.18 feet to an iron rod situated in the northwest corner of Melina Ann Outhay property of record in Document #20120606-0049465, said Register's Office;

Thence, S 13°56'03" E, a distance of 180.02 Feet to an iron rod situated in the northerly margin of Maudina Avenue;

Thence, along said road, S 66°28'17", a distance of 94.34 Feet to the POINT OF BEGINNING.

Being the same property conveyed to Richland Hills Housing Partners, LP, a Tennessee limited partnership, by Special Warranty Deed of record in Instrument No. 202112140165132, Register's Office for Davidson County, Tennessee.

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Certificate of Authenticity

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or 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 December 09, 2021.

Date

Heather Wood

Affiant Signature

December 09, 2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 09 day of December, 2021.

Lisa Farris

Notary's Signature

My Commission Expires: 08-24-2024

Date

Notary's Seal (if on paper)

