Karen Johnson Davidson County
Batch# 893557 DEEDQC
07/25/2022 02:30:37 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220725-0084859

THIS INSTRUMENT PREPARED BY:
Jonathan S. Faught, Attorney
5110 Maryland Way, Ste 120
Brentwood, TN 37027

Address of Owner:	Send Tax Bills To:	Map-Parcel No.:
Affordable Housing Resources, Inc. 50 Vantage Way Ste. 107 Nashville, TN 37228	Same	071 10 0 172.00 & 071 10 0 199.00

THIS INSTRUMENT WAS PREPARED SOLELY UPON THE INFORMATION PROVIDED BY THE PARTIES. NO REPRESENATION OR WARRANTY IS MADE BY PREPARER AS TO THE ACCURACY OF ANTHING SET FORTH HEREIN.

THE PARTIES HAVE SPECIFICALLY WAIVED PERFORMANCE OF A TITLE SEARCH, TITLE OPINION LETTER OR TITLE INSURANCE BY THE PREPARING ATTORNEY.

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One and No/100 Dollars ($1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Twenty Holdings, LLC, a Tennessee limited liability company ("Grantor"), hereby grants, bargains, sells, quitclaims, transfers, and conveys unto Affordable Housing Resources, Inc., a Tennessee nonprofit corporation ("Grantee"), and its successors and assigns all of Grantors rights, title, and interest in certain real estate in Davidson County, Tennessee ("Property"), more fully described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 1 as shown on the Instrument No. 20220613-0066906 titled: Final Plat Re-Subdivision of Lots 9A & 9B On The Zone Lot Division of Lots 8 & 9 East View Subdivision and Lot No. 10 of Block "D" East View Subdivision of the Shwab Property, at the Register's Office for Davidson County, Tennessee, previously described as follows:

TRACT 1: (Map and Parcel 07110017200) 139-C Elmhurst Ave. North, Nashville, Tennessee
Land in Davidson County, Tennessee, being Lot No. 9A on the Plan of Zone Lot Division of Lots 8 & 9 Eastview Subdivision, as of record in Plat Book 6200, Page 539, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description, and

TRACT 2: (Map and Parcel 07110019900) 139-D Elmhurst Ave. North
Land in Davidson County, Tennessee, being Lot No. 9B on the Plan of Zone Lot Division of Lots 8 & 9 Eastview Subdivision, as of record in Plat Book 6200,

Page 539, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Twenty Holdings, LLC, a Tennessee limited liability company by Warranty Deed from Wilson Bank & Trust dated February 11, 2011, of record in Instrument Number 20110214-0012579 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easement of records.

This is improved property commonly known as 139C Elmhurst Avenue, Nashville, TN 37207 and 139D Elmhurst Avenue, Nashville, TN 37207.

IN WITNESS WHEREOF, this the 25th day of July, 2022.

Twenty Holdings, LLC, a Tennessee limited liability Company

By: _____
Shawn Bailes, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Shawn Bailes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a member of Twenty Holdings, LLC, a Tennessee limited liability company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

WITNESS MY HAND, and official seal this 25th day of July, 2022.

CORNELIA THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public

My commission expires: 5/2/2026

Transfer tax on this transfer is exempt under the provisions of section 67-4-409, et. seq., on the Tennessee Code Annotated.

Affordable Housing Resources, Inc.

By: _____
E.D. Latimer, Executive Director

Sworn and subscribed to before me this 19th day of July, 2022.

Barbara A. Holland
Notary Public

My Commission Expires: 7 May 2024

