Karen Johnson Davidson County
Batch# 893557 DEEDQC
07/25/2022 02:30:37 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220725-0084860

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.: |
|---|---|---|
| Twenty Holdings, LLC<br>3716 West End Avenue<br>Nashville, TN 37205 | Same | 071 10 0 172.00<br>071 10 0 199.00<br>P/O 071 10 0 173.00 |

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 are hereby acknowledged, Affordable Housing Resources, Inc., a Tennessee nonprofit company ("Grantor"), hereby this day grants, bargains, sells, quitclaims, transfers, and conveys unto Twenty Holdings, LLC, a Tennessee limited liability company ("Grantee"), and its successors and assigns all of Grantor's right, title, and interest in certain real estate in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being all 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.

Part of the property conveyed to Affordable Housing Resources, Inc. by Quitclaim Deed dated October 11, 2018, of record in Instrument number 20181011-0100979, Register's Office for Davidson County, in Tennessee. Being the same title to which was vested in Affordable Housing Resources, Inc. by Default Judgement, dated April 1, 2021, Case No: 20-0239-1 in the Chancery Court for Davidson County, Tennessee of record in Instrument number 20210707-0091464, Register's Office for Davidson County, Tennessee.

And the same property conveyed to Affordable Housing Resources, Inc., a Tennessee nonprofit company, by Quitclaim Deed from Twenty Holdings, LLC, a Tennessee limited liability company, dated July 25, 2022, of record in Instrument No: 20220725-0084859, Register's Office for Davidson County, Tennessee.

The improved real property is commonly known as 139C & 139D Elmhurst Avenue, Nashville, TN 37207.

IN WITNESS WHEREOF, Affordable Housing Resources, Inc. has executed this Quitclaim Deed as of the 19th day of July, 2022.

Affordable Housing Resources, Inc.

By: _____
E.D. Latimer, Executive Director

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 E.D. Latimer, 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 Executive Director of Affordable Housing Resources, Inc., a Tennessee nonprofit organization, 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 19th day of July, 2022.

Barbara A Holland

Notary Public

BARBARA A HOLLAND
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 7 May 24

My commission expires: 7 May 2024

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

Twenty Holdings, LLC, a Tennessee limited liabilityCompany

By: _____
Shawn Bailes, Member

Sworn and subscribed to before me this 25th day of July, 2022.

Cornelia Thompson
Notary Public

My Commission Expires: 5/2/2026

