Karen Johnson Davidson County
Batch# 951903 DEEDQC
12/15/2022 11:43:31 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20221215-0129955

This Instrument Was Prepared:
Robert M. Holland, Jr.
Butler Snow, LLP
150 3rd Avenue South, Suite 1600
Nashville, TN 37201

Address New Owner(s):	**Send Tax Bills to:**	**Tax Parcel No.:**
Metropolitan Development and Housing Agency 701 South Sixth Street Nashville, TN 37206	Exempt	04310012000

QUITCLAIM DEED

FOR AND CONSIDERATION OF Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **BIRCHSTONE VILLAGE, LP**, a Tennessee limited partnership (hereinafter referred to as the "Grantor"), does hereby quitclaim, transfer and convey 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., all of its right, title and interest in the property in the County of Davidson, State of Tennessee, more particularly described on Exhibit A attached hereto and made a part hereof.

This is improved property known as known as 616 N. Dupont Avenue, Madison, Tennessee.

THE GRANTEE IS ACCEPTING THIS PROPERTY AS IS. THE GRANTOR WILL REMAIN RESPONSIBLE FOR SATISFYING ANY AND ALL LIENS OR ENCUMBRANCES AGAINST THE PROPERTY. THE GRANTEE IS NOT UNDER ANY OBLIGATION TO CURE SAID LIENS OR EXCEPTIONS. Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

[Signatures on following page]

IN WITNESS WHEREOF, Grantor has executed this instrument on this _____ day of _____, 2022.

BIRCHSTONE VILLAGE, L.P., a Tennessee limited partnership

BY: PL Birchstone Village, Inc., a Tennessee corporation, its General Partner

By: Clinton R Gwin

Name: Clinton B. Gwin

Title: President & CEO

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public of said County and State, personally appeared Clinton B. Gwin, 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 & CEO of PL Birchstone Village, Inc., a Tennessee corporation, the General Partner of **BIRCHSTONE VILLAGE, L.P.**, the within named bargainor, a Tennessee limited partnership, and that he 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, at office in the aforesaid county and state, this 5th day of December, 2022.

Ashley Verbert
Notary Public

My Commission Expires: May 9, 2023

ASHLEY VERBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 9, 2023

[SIGNATURE PAGE TO QUITCLAIM DEED TO MDHA]

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer of property is $10.00 and no other monetary consideration.

Sworn to and subscribed before me this
14th day of December, 2022

Notary Public
My Commission Expires: 7-9-2024

ANN MARIE CHARNES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07-09-2024

EXHIBIT A

PROPERTY DESCRIPTION

Being a certain tract of land lying in the Ninth Council District of Madison, Metropolitan Nashville, Davidson County, Tennessee. Said tract is shown as Parcel 120 on the Davidson County Property Map Number 43-10. Said Parcel also contains Lots 4 & 5 as shown on the plat entitled, Madison Church of Christ Subdivision, of record as Instrument Number 201308290091466, in the Register's Office for Davidson County, Tennessee. Said parcel is located on the southerly right-of-way line of N. Dupont Avenue, approximately 87' from the centerline intersection of May Drive, and being more particularly described, by metes and bounds, as follows:

Beginning at an existing iron rod with a cap stamped, Ragan-Smith & Associates, (N: 704,602.91, E: 1,763,482.82) in the southerly right-of-way line of N. Dupont Avenue, at the northwesterly corner of O.I.C. Soren Homeowners Association, of record as Instrument Number 20220502-0050846, in the Register's Office for Davidson County, Tennessee, and being the northeasterly corner of the herein described property;

Thence, leaving said N. Dupont Avenue with said O.I.C. Soren Homeowners Association, for the next four calls:
1) South 07°51'38" West, 183.99 feet to an existing iron rod with a cap stamped, Ragan-Smith & Associates;
2) North 83°00'00" West, 56.71 feet to an existing iron rod with a cap stamped, Ragan-Smith & Associates;
3) South 07°01'06" West, 302.67 feet to an existing iron rod with a cap stamped, Ragan-Smith & Associates;
4) South 83°00'41" East, 617.47 feet to an existing iron rod with a cap stamped, Ragan-Smith & Associates, in the westerly line of O.I.C. Bixler Farms Townhomes, of record as Instrument Number 200702130018434, in the Register's Office for Davidson County, Tennessee;

Thence, with said O.I.C. Bixler Farms Townhomes, South 00°00'00" East, 362.69 feet to an existing iron rod with a cap stamped, Ragan-Smith & Associates, in the northerly right-of-way line of State Route 45;

Thence, with said State Route 45, for the next three calls:
1) North 84°30'37" West, 405.06 feet to an existing concrete highway monument;
2) North 79°14'41" West, 265.92 feet to an existing concrete highway monument;
3) South 84°47'44" West, 322.38 to an existing iron rod with a cap stamped, Ragan-Smith & Associates, at the southeasterly corner of October Homes, L.P., of record as Instrument Number 201002010007741, in the Register's Office for Davidson County, Tennessee;

Thence, leaving said State Route 45 with said October Homes, L.P., for the next six calls:
1) North 03°12'25" West, 259.73 feet to an existing iron rod with a cap stamped, Ragan-Smith & Associates;
2) North 06°59'50" East, 231.37 feet to an existing iron rod with a cap stamped, Ragan-Smith & Associates;
3) South 83°01'05" East, 49.50 feet to an existing iron rod with a cap stamped, Ragan-Smith & Associates;
4) North 07°01'59" East, 236.94 feet to an existing iron rod with a cap stamped, Ragan-Smith & Associates;

5) North 83°00'00" West, 94.53 feet to an existing iron rod with a cap stamped, Ragan-Smith & Associates;
6) North 07°06'21" East, 171.08 feet to an existing iron rod with a cap stamped, Ragan-Smith & Associates, at a southeasterly corner of Agape, of record as Instrument Number 201906210059877, in the Register's Office for Davidson County, Tennessee, which is shown as Lot 3 on the plat entitled, Madison Church of Christ Subdivision, of record as Instrument Number 201308290091466, in the Register's Office for Davidson County, Tennessee;

Thence, with said Lot 3, North 07°06'21" East, 20.00 feet to an existing iron rod with a cap stamped, Ragan-Smith & Associates, in the southerly right-of-way line of N. Dupont Avenue;

Thence, with said N. Dupont Avenue, South 82°08'22" East, 473.89 feet to the point of beginning and containing 560,299 square feet or 12.86 acres, more or less.

Together with Easement and other rights granted in Easement Grant and Agreement to Remove House of record as Instrument No, 20051129-0143579, said Register's Office.

Together with Easement and other rights granted by Detention Facilities and Easement Agreement of record as Instrument No. 20051129-0143580, said Registers Office.

Together with the appurtenant easement rights contained in Easement and Maintenance Agreement between October Homes, L.P. and Bixler Farms, LLC, dated March 1, 2010, of record in Instrument Number 20100317-0020036, as amended by First Amendment to the Easement and Maintenance Agreement filed for record as Instrument No. 20221213-0129350, said Register's Office.

Being the same property as conveyed to Birchstone Village, LP, by Special Warranty Deed of record as Instrument No. 20221215-0129952, said Register's Office, and by Quitclaim Deed of record as Instrument Number 20221215-0129953, said Register's Office.