Karen Johnson Davidson County
Batch# 983192 DEEDQC
03/21/2023 02:29:06 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230321-0020490

Prepared By
James B. Johnson
Attorney at Law
1300 Division Street, Suite 300
Nashville, Tennessee 37203
(615) 476-2885

Grantor: Map: 081; Parcel: 030 059.00

The Fifteenth Avenue Baptist Community Development Corporation,
Now known as "The William Franklin Buchanan Community Development Corporation."
4121 Clarksville Pike, Suite 9
Nashville, Tennessee 37218

Send Tax Notice to:

The William Franklin Buchanan Community Development Corporation
4121 Clarksville Pike, Suite 9
Nashville, Tennessee 37218

New Owner
The William Franklin Buchanan Community Development Corporation
4121 Clarksville Pike, Suite 9
Nashville, Tennessee 37218

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

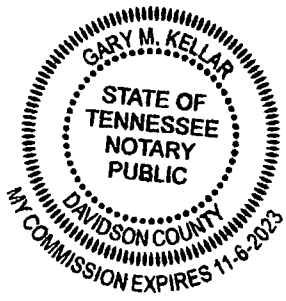
The actual consideration for this transfer is Ten Dollars and 00/100s $(10.00).

James B. Johnson
Affiant

Sworn to and subscribed before me, this 21st day of March 2023.

Gary M. Kellar
Notary Public

My Commission Expires: 11-6-2023



QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars and 00/100s ($10.00) the receipt and sufficiency of which is hereby acknowledged, Grantor, The Fifteenth Avenue Baptist Community Development Corporation, now known as "The William Franklin Buchanan Community Development Corporation." has bargained and sold and by these presents do hereby remise, release and forever quitclaim unto The William Franklin Buchanan Community Development Corporation (Grantee), its heirs, successors and assigns, all of the right, title and interest in and to the following described tract of land in Davidson County, Tennessee:

> Lot 1, Resolution of a portion of an unnumbered Lot (called Butterworth Lot) on Plat "H N Myers Plan Nashville" of record in Instrument No. 20040428-0048002, in the Register's Office, Davidson County, Tennessee, to which Plat reference is hereby made for more particular description of said property.
>
> Being the same property conveyed by Special Warranty Deed on August 2, 2011 by Fannie Mae a/k/a Federal National Mortgage Association by its attorney in fact Scedella McAtee to The Fifth Avenue Baptist Community Development Corporation, recorded as instrument #20110812-0062250, in the Register's Office for Davidson County, Tennessee.
>
> This legal description is identical with that in Deed of Trust recorded in Instrument No. 20061027-0133196 in the Register's Office of Davidson County, Tennessee.
>
> For prior title, see Deed recorded in Instrument No. 21000420-0030301, in Register's Office.

The property is improved and has an address commonly known as 2305 North 14th Avenue, Nashville, Tennessee 37208.

This quitclaim has been executed by the attorney for the Grantor:

Witness my hand this 21st day of March 2023.

James B. Johnson

James B. Johnson, Attorney for the Grantor:
The Fifteenth Avenue Baptist Community Development Corporation
Now known as "The William Franklin Buchanan Community Development Corporation."

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Gary M. Kellar, a Notary Public of said County and State, JAMES B. JOHNSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

James B. Johnson
JAMES B. JOHNSON

Witness my hand, at Office, this 21st day of March 2023.

Gary M. Kellar
Notary Public

My Commission Expires: 11-6-2023

GARY M. KELLAR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023