Karen Johnson Davidson County
Batch# 983192 DEEDQC
03/21/2023 02:29:06 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230321-0020491

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

Grantor: Map-Parcel: 81-10017000

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

GARY M. KELLAR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
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:

> Land in Davidson County, Tennessee, being parts of Lot Nos. 117 and 118 on the map of Cobb's Subdivision of Lot No. 6 of the Harding Bosley Tract, of record in Plat Book 161, Page 155, Register's office for Davidson County, Tennessee and described as follows:
>
> Said Westerly part of Lot No. 43 fronts 25 feet on the northerly side of Scovel Street and runs back between parallel lines 150 feet, more or less to an alley.
>
> Beginning at a point on the Southerly margin of Rose Street formerly Yarborough Street, 54 feet East of the Southeast corner of said street and 25th Avenue North; thence Southerly parallel to the East margin of 25th Avenue, North 121 feet to a point in the North line of Lot No. 116; thence Easterly along the North line of Lot No. 116; thence Easterly along the North line of Lot No. 116, 50 feet to a point; thence Northerly 120 feet, more or less, to the Southerly margin of Rose Street; thence Westerly along the Southern margin of said street 50 feet to the point of the beginning.
>
> Being the same property conveyed by Substitute Trustee's Deed of record in Instrument Number 20100827-0067795, Register's Office of Davidson County, Tennessee.
>
> Being the same property conveyed by Special Warranty Deed on July 28, 2011 by Fannie Mae a/k/a Federal National Mortgage Association by its attorney in fact Valerie Ann Spicer to The Fifth Avenue Baptist Community Development Corporation, recorded as instrument #20110804-0060148, in the Register's Office for Davidson County, Tennessee.

The property is improved and has an address commonly known as 2405 Santi 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