Karen Johnson Davidson County
Batch# 983192 DEEDQC
03/21/2023 02:29:06 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20230321-0020492

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

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Grantor:

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

Map-Parcel Nos.:

205 Flint – 049150A00700 CO
1917 16th – 081070F00100 CO
2015A 12th - 081070D00100 CO
2015 B 12th - 081070D00200 CO
2319A 23rd – 081020B00100 CO
2319B 23rd – 081020B00100 CO

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:

(The legal description is attached hereto as Exhibit A)

The properties are all improved and have addresses as described in Exhibit A attached hereto.

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

## EXHIBIT A

**TRACT NO. 1.**

Land in Davidson County, Tennessee, being Unit No. 205-A, as shown in Declaration of Covenants, Conditions and Restrictions and By-Laws for Flint Ridge homes of record in Instrument No. 20070124-0009978, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description thereof.

Being a portion of the same property conveyed to Epandco Holdings, LLC by deed from Westport Development Company, of record in Instrument No. 20081022-0105736, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Warranty Deed on July 28, 2011 by Epandco Holdings, LLC by its Manager Shlomo S. Eplbom to The Fifth Avenue Baptist Community Development Corporation, recorded as instrument #20110804-0060167, in the Register's Office for Davidson County, Tennessee.
The property is improved and has an address commonly known as 205 Flint Ridge Court, Whites Creek, Tennessee 37189 (Map and Parcel: 049150A00700 CO).

**TRACT NO. 2.**

Land in Davidson County, Tennessee, being Unit A on the plan of 1919 16th Avenue North Townhomes, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended Tennessee Code Annotated, and as established by a Master Deed and By-Laws of record as Instrument No. 20070907-0115003, Register's Office for Davidson county, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of 1919 16th Avenue North Townhomes as shown as an attachment to Exhibit "A" of the Master Deed, of record as aforementioned, said Register's Office for a more complete identification and description of such unit.

Being a portion of the same property conveyed to Epandco Holdings, LLC by deed from Southeast Real Estate Development, LLC, of record in Instrument No. 20080423-0041660, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Warranty Deed on July 28, 2011 by Epandco Holdings, LLC by its Manager Shlomo S. Eplbom to The Fifth Avenue Baptist Community Development Corporation, recorded as instrument #20110804-0060167, in the Register's Office for Davidson County, Tennessee.

The property is improved and has an address commonly known as 1917 16th Avenue North, Nashville, Tennessee 37208 (Map and Parcel: 081070F00100 CO).

**TRACT NO. 3.**

Land in Davidson County, Tennessee, being Unit A on the plan of 2015 12th Avenue North Townhomes, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended Tennessee Code Annotated, and as established by a Master Deed and By-Laws of record as Instrument No. 20070917-0110927, Register's Office for Davidson county, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of 2015 12th Avenue North Townhomes as shown as an attachment to Exhibit "A" of the Master Deed, of record as aforementioned, said Register's Office for a more complete identification and description of such unit.

Being a portion of the same property conveyed to Epandco Holdings, LLC by deed from Southeast Real Estate Development, LLC, of record in Instrument No. 20080423-0041660, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Warranty Deed on July 28, 2011 by Epandco Holdings, LLC by its Manager Shlomo S. Eplbom to The Fifth Avenue Baptist Community Development Corporation, recorded as instrument #20110804-0060167, in the Register's Office for Davidson County, Tennessee.

The property is improved and has an address commonly known as 2015A 12th Avenue North, Nashville, Tennessee 37208 (Map and Parcel: 081070D00100 CO).

**TRACT NO. 4.**

Land in Davidson County, Tennessee, being Unit B on the plan of 2015 12th Avenue North Townhomes, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended Tennessee Code Annotated, and as established by a Master Deed and By-Laws of record as Instrument No. 20070917-0110927, Register's Office for Davidson county, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of 2015 12th Avenue North Townhomes as shown as an attachment to Exhibit "A" of the Master Deed, of record as aforementioned, said Register's Office for a more complete identification and description of such unit.

Being a portion of the same property conveyed to Epandco Holdings, LLC by deed from Southeast Real Estate Development, LLC, of record in Instrument No. 20080423-0041660, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Warranty Deed on July 28, 2011 by Epandco Holdings, LLC by its Manager Shlomo S. Eplbom to The Fifth Avenue Baptist Community Development

Corporation, recorded as instrument #20110804-0060167, in the Register's Office for Davidson County, Tennessee.

The property is improved and has an address commonly known as 2015B 12th Avenue North, Nashville, Tennessee 37208 (Map and Parcel: 081070D00200 CO).

**TRACT NO. 5.**

Land in Davidson County, Tennessee, being Unit A on the plan of 2319 23rd Avenue North Townhomes, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended Tennessee Code Annotated, and as established by a Master Deed and By-Laws of record as Instrument No. 20070917-0110913, Register's Office for Davidson county, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of 2319 23rd Avenue North Townhomes as shown as an attachment to Exhibit "A" of the Master Deed, of record as aforementioned, said Register's Office for a more complete identification and description of such unit.

Being a portion of the same property conveyed to Epandco Holdings, LLC by deed from Southeast Real Estate Development, LLC, of record in Instrument No. 20080423-0041660, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Warranty Deed on July 28, 2011 by Epandco Holdings, LLC by its Manager Shlomo S. Eplbom to The Fifth Avenue Baptist Community Development Corporation, recorded as instrument #20110804-0060167, in the Register's Office for Davidson County, Tennessee.
The property is improved and has an address commonly known as 2319A 23rd Avenue North, Nashville, Tennessee 37208 (Map and Parcel: 081020B00100 CO).

**TRACT NO. 6.**

Land in Davidson County, Tennessee, being Unit B on the plan of 2319 23rd Avenue North Townhomes, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended Tennessee Code Annotated, and as established by a Master Deed and By-Laws of record as Instrument No. 20070917-0110913, Register's Office for Davidson county, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of 2319 23rd Avenue North Townhomes as shown as an attachment to Exhibit "A" of the Master Deed, of record as aforementioned, said Register's Office for a more complete identification and description of such unit.

Being a portion of the same property conveyed to Epandco Holdings, LLC by deed from Southeast Real Estate Development, LLC, of record in Instrument No. 20080423-0041660, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Warranty Deed on July 28, 2011 by Epandco Holdings, LLC by its Manager Shlomo S. Eplbom to The Fifth Avenue Baptist Community Development Corporation, recorded as instrument #20110804-0060167, in the Register's Office for Davidson County, Tennessee.

The property is improved and has an address commonly known as 2319B 23rd Avenue North, Nashville, Tennessee 37208 (Map and Parcel: 081020B00200 CO).