Karen Johnson Davidson County
Batch# 1004997 DEEDQC
05/18/2023 10 31 52 AM 2 pgs
Fees $12 00 Taxes $0 00
20230518-0037251

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation
5107 Maryland Way, Suite 115
Brentwood, TN 37027

New Owner:	Send Tax Bills To:	Map & Parcel No:
Affordable Housing Resources, Inc. 50 Vantage Way, Suite 107 Nashville, TN 37228	Same	08111043400

Preparer makes no representative warranties as to the accuracy of the information contained herein, the same having been prepared from information furnished solely by the parties hereto without benefit of a title search.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, **Thistle Farms, Inc., a Tennessee Non-Profit Corporation**, the Grantors, have bargained and sold, and do hereby transfer, convey and quitclaim unto **Affordable Housing Resources, Inc.**, the Grantee, its heirs and assigns forever, all of their rights, title and interests in and to certain real property situated in Davidson County, Tennessee, and being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 1 of the Subdivision of Thistle Farms, as shown on the plat of record at Instrument No. 20220504-0051694, Register's Office for said County.
>
> Being a portion of the same property conveyed to Thistle Farms, Inc. a Tennessee Non-Profit Corporation, from Jeff Middlebrooks and Edward Martin, by Warranty Deed of record in Instrument No. 20210901-0117921, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 1705 12th Avenue N, Nashville, TN 37208.

[signature on the next page]

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed for the purposes herein stated by subscribing their signatures this 15 day of May, 2023.

GRANTORS:

THISTLE FARMS, INC.

Tasha Kennard, CEO

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared, **Tasha Kennard,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the **CEO for Thistle Farms, Inc.,** the within named bargainor, and that her as such **CEO,** being authorized so to do, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of May, 2023.

NOTARY PUBLIC

CARMEN ELKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

My Commission Expires: 2026

STATE OF Tennessee
COUNTY OF Davidson

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 17 day of May, 2023.

NOTARY PUBLIC

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

My Commission Expires 1-8-24