Karen Johnson Davidson County
Batch# 1020654 DEEDQC
06/29/2023 11 06 25 AM 4 pgs
Fees $22 00 Taxes $0 00
20230629-0049688

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<br>701 South Sixth Street<br>Nashville, TN 37206 | Exempt | 06100001700 |

## 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, **301 BEN ALLEN 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 301 Ben Allen Rd., Nashville, 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 20th day of June, 2023.

**301 BEN ALLEN LP**, a Tennessee limited partnership

BY: AHH Ben Allen GP, INC., a Tennessee corporation, its General Partner

By: Robert B. Sharp

Robert B. Sharp
President

STATE OF TENNESSEE )
COUNTY OF KNOX )

Before me, the undersigned authority, a Notary Public of said County and State, personally appeared Robert B. Sharp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of AHH Ben Allen GP, Inc., a Tennessee corporation, the General Partner of 301 BEN ALLEN LP, the within named bargainor, a Tennessee limited partnership, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation in its capacity as General Partner of the limited partnership, and on its behalf, by himself as President of said General Partner.

Witness my hand and seal, at Office in aforesaid county and state this 20th day of June, 2023.

CAROLYN PELFREY
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY, TENN

Notary Public
My Commission Expires: 03/07/2026

[SIGNATURE PAGE TO QUITCLAIM DEED (PILOT)]

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
26 day of June, 2023

Notary Public
My Commission Expires: 10-02-23

LATONYA ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

## EXHIBIT A

## PROPERTY DESCRIPTION

A TRACT OF LAND, LOCATED IN THE 12TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR (FOUND) BY A FENCE POST IN THE NORTH RIGHT OF WAY OF BEN ALLEN ROAD, SAID POINT BEING COMMON TO THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO PATRICK NEAL CLARK, BY DEED OF RECORD IN BOOK 20091020, PAGE 96798, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND CONTINUING WITH THE EAST LINE OF THE PROPERTY CONVEYED TO PATRICK NEAL CLARK FOR PART OF THE WAY, AND THE EAST LINE OF THE PROPERTY CONVEYED TO BEN ALLEN LAND PARTNERS LLC, BY DEED OF RECORD IN BOOK 20160504, PAGE 44234 FOR PART OF THE WAY, AND THE EAST LINE OF PLUMBERS & PIPEFITTERS LOCAL 572 BUILDING CORPORATION BY DEED OF RECORD IN BOOK 5824, PAGE 701 FOR THE REMAINDER, IN ALL RUNNING NORTH 09 DEGREES 44 MINUTES 01 SECONDS EAST, A DISTANCE OF 713.44 FEET TO A 1/2 INCH REBAR (FOUND), COMMON TO THE EAST LINE OF PLUMBERS & PIPEFITTERS LOCAL 572 BUILDING CORPORATION AND THE SOUTH LINE OF THE PROPERTY CONVEYED TO 288 BROADMOOR LLC BY DEED OF RECORD IN BOOK 20170519, PAGE 50170; THENCE WITH THE SOUTH LINE OF 288 BROADMOOR LLC, RUNNING SOUTH 80 DEGREES 53 MINUTES 46 SECONDS EAST, A DISTANCE OF 566.33 FEET TO A 1/2 INCH REBAR (FOUND), COMMON TO THE WEST LINE OF BEN ALLEN LAND PARTNERS LLC BY DEED OF RECORD IN BOOK 20160504, PAGE 44234; THENCE WITH THE WEST LINE OF BEN ALLEN PARTNERS LLC FOR THE FOLLOWING FOUR CALLS, RUNNING SOUTH 05 DEGREES 41 MINUTES 08 SECONDS WEST, A DISTANCE OF 424.52 FEET TO A 1/2 INCH REBAR (FOUND); THENCE RUNNING NORTH 89 DEGREES 44 MINUTES 25 SECONDS WEST, A DISTANCE OF 112.94 FEET TO A 1/2 INCH REBAR (FOUND), THENCE RUNNING SOUTH 10 DEGREES 30 MINUTES 04 SECONDS EAST, A DISTANCE OF 370.67 FEET TO A REBAR WITH YELLOW CAP "LS1896" (FOUND), THENCE RUNNING SOUTH 38 DEGREES 16 MINUTES 51 SECONDS WEST, A DISTANCE OF 182.42 FEET TO A REBAR WITH YELLOW CAP "LS1896" (FOUND), BEING IN THE NORTH RIGHT OF WAY OF BEN ALLEN ROAD, SAID POINT BEING COMMON TO THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO BEN ALLEN LAND PARTNERS LLC, THENCE CONTINUING WITH THE NORTH RIGHT OF WAY OF BEN ALLEN ROAD FOR THE FOLLOWING TWO CALLS; RUNNING NORTH 51 DEGREES 52 MINUTES 01 SECONDS WEST, A DISTANCE OF 342.74 FEET TO A SET REBAR, THENCE RUNNING WITH A 576 17 FOOT RADIUS COUNTER CLOCKWISE CURVE WITH AN ARC LENGTH OF 235 95 FEET AND A CHORD OF NORTH 63 DEGREES 32 MINUTES 47 SECONDS WEST, A DISTANCE OF 234.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.711 ACRES, MORE OR LESS.

Being the same property conveyed by 301 Ben Allen LLC, a Tennessee limited liability company, to 301 Ben Allen LP, a Tennessee limited partnership, by Special Warranty Deed of record in Instrument No 20230629-0049185, in the Register's Office for Davidson County, Tennessee.