Karen Johnson Davidson County
Batch# 1031627 DEEDQC
07/27/2023 12 29 51 PM 3 pgs
Fees. $17 00 Taxes $0 00
20230727-0058013

This Instrument Prepared By.
Tracy L Childress
Reno & Cavanaugh, PLLC
424 Church Street, Suite 2910
Nashville, TN 37219

QUITCLAIM DEED

Address New Owner(s)·	Send Tax Bills to.	Map/Par
WCO 40th Ave Apartments, LLC	WCO 40th Ave Apartments, LLC	09112020200
643 Spence Lane	643 Spence Lane	
Nashville, TN 37217	Nashville, TN 37217	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is zero and No/100 Dollars ($0 00).

HEATHER A. DERRICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 5, 2025

Sharon L Muller
Affiant

SUBSCRIBED AND SWORN TO before me, this the 26th day of July, 2023

Heather A Derrick
Notary Public

My Commission Expires 5.5.2025

For and in consideration of the sum of TEN and 00/100 Dollars ($10 00), the receipt and sufficiency of which are hereby acknowledged, **WOODBINE COMMUNITY ORGANIZATION (WCO), INC.**, a Tennessee nonprofit corporation ("Grantor"), does hereby quitclaim unto **WCO 40TH AVE APARTMENTS, LLC**, a Tennessee nonprofit limited liability company ("Grantee"), its, successors and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property")

The Property is unimproved property known as 701 40th Avenue N , Nashville, TN 37209

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

Witness my hand as of the 26th day of July, 2023

GRANTOR:

WOODBINE COMMUNITY ORGANIZATION (WCO), INC., a Tennessee nonprofit corporation

By _____
Anthony B. Woodham, Executive Director

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~) Robertson

Before me, the undersigned authority, a Notary Public of said County and State, personally appeared Anthony B. Woodham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executive Director of WOODBINE COMMUNITY ORGANIZATION (WCO), INC, a Tennessee nonprofit corporation, the within named bargainor, and he as such Executive Director executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such Executive Director.

Witness my hand and seal at office in Nashville, Tennessee, this 26 day of July, 2023.

_____
Notary Public

My Commission Expires 5/22/2024



EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee being Lot No. 1 on the Consolidation Plat of 701, 703 & 705 40th Avenue North as of record in Instrument No. 20220215-0017537, Register's Office Davidson County, Tennessee, to which plan reference is made for a more complete description.

Said Plat having been amended to read "Consolidation Plat of 701, 705 & 707 40th Avenue North" by Surveyors Certificate of Correction as of record in Instrument No. 20230131-007122.

Being the same property conveyed to Woodbine Community Organization (WCO), Inc., a Tennessee nonprofit corporation, by Warranty Deed from OZ615, LLC, a Tennessee limited liability company, in Instrument No. 20220301-0023276, in the Register's Office for Davidson County, Tennessee.