Karen Johnson Davidson County
Batch# 1034036 DEEDQC
08/03/2023 11 14 59 AM 5 pgs
Fees $27.00 Taxes $0 00
20230803-0060029

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 701 South Sixth Street Nashville, TN 37206	Exempt	05000005900 05004001500

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, **WCO DICKERSON FLATS APARTMENTS, 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 3551 and 3561 Dickerson Pike in 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 2nd day of August, 2023

WCO DICKERSON FLATS APARTMENTS, LP, a Tennessee limited partnership

BY: WCO DICKERSON FLATS GP, INC , a Tennessee corporation, its General Partner

By: _____
Anthony Woodham, President

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

Before me, the undersigned authority, a Notary Public of said County and State, personally appeared Anthony 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 President of WCO Dickerson Flats GP, Inc , a Tennessee corporation, the General Partner of WCO Dickerson Flats Apartments, 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 partnership, and on its behalf, by himself as such President of the corporation

Witness my hand and seal, at office in the aforesaid county and state, this 1 day of August, 2023

_____
Notary Public

My Commission Expires 5/22/2024

DEBBIE MILES
NOTARY PUBLIC
STATE OF TENNESSEE
ROBERTSON COUNTY

[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
31st day of July, 2023

Kelly Samons Meck
Notary Public
My Commission Expires: 8/15/2026

KELLY SAMONS MECK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

EXHIBIT A

PROPERTY DESCRIPTION

TRACT I:

Land located in the 8th Councilmanic District of Nashville, Davidson County, Tennessee, being Lot 1 on the Consolidation Plat of 3557 & 3561 Dickerson Pike, recorded in Instrument No. 20220914-0102426, in the Register's Office for Davidson County, Tennessee, reference is hereby made to said plat for a more complete and accurate legal description.

TRACT II:

Land located in the 8th Councilmanic District of Nashville, Davidson County, Tennessee on Dickerson Pike near Due West Avenue. Being the westerly portion of Lots 1, 2 & 3 On the Map Showing A. C. Webb's Subdivision of the North 17.50 Acres Of His Demoville Tract of record in Plat Book 974, Page 27, R.O.D.C. and being more particularly described as follows:

Beginning in the easterly right-of-way of Dickerson Pike at a southwesterly corner of Woodbine Community Organization, (WCO), Inc. property of record as Instrument No. 20211102-0107566, Register's Office of Davidson County (R.O.D.C.), said point of beginning being the northwesterly corner of the subject tract and having Tennessee State Plane Coordinate (NAD 83) values of North 700,417.91, East 1,745,090.98;

Thence with the southerly boundaries of said WCO property; GML, Inc. property of record in Deed Book 5055, Page 561, R.O.D.C.; George W. Smiley property of record as Instrument No. 20170306-0022020, R.O.D.C.; Michael Ackerman property of record as Instrument No. 20130707-0069579, R.O.D.C.; Sanny W. Dorsey, et ux, Alice M. Dorsey property of record as Instrument No. 20120111-0003022, R.O.D C. and Equity Trust Company Custion FBO Mildred Franco Chen IRA property of record as Instrument No. 20160818-0086532, R.O.D.C. South 83° 23' 08" East, passing an iron rod at 184.82 feet and continuing on, in all, 739.06 feet to a concrete monument at a northwesterly corner of Alan C. Smith property of record in Deed Book 9988, Page 625, R.O.D.C.;

Thence with the westerly boundary of said Smith property South 15° 44' 20" West, 261.59 feet to a concrete monument in the northerly boundary of Alan C. Smith property of record Deed Book 8214, Page 829, R.O.D.C.;

Thence with said northerly boundary and the northerly boundary of Candida M. Miskell property of record as Instrument No. 20150220-0014591, R.O.D.C. North 84° 41' 07" West, 650.05 feet to the easterly right-of-way of Dickerson Pike;

Thence with said right-of-way northwesterly with a curve to the right 277.16 feet to the beginning, said curve having a radius of 11,420.00 feet, a central angle of 01° 23' 26" and a chord of 277.15 feet at North 03° 17' 43" West.

Containing 184,668 Square Feet or 4.24 Acres, more or less.

TOGETHER WITH a Temporary Construction and Grading Easement Agreement between Woodbine Community Organization, Inc., a Tennessee nonprofit corporation, and Alan C. Smith, dated July 14, 2023 and recorded in Instrument No 20230714-0054267, in the Register's Office for Davidson County, Tennessee.

Tracts I and II above being the same property conveyed by WOODBINE COMMUNITY ORGANIZATION (WCO), INC., a Tennessee nonprofit corporation, by General Warranty Deed to WCO DICKERSON FLATS APARTMENTS, LP, a Tennessee limited partnership, of record in Instrument No. 20230803 0060028 , in the Register's Office for Davidson County, Tennessee.

EXHIBIT A