Karen Johnson Davidson County
Batch# 1057405 DEEDQC
10/04/2023 11.49.41 AM 5 pgs
Fees: $27 00 Taxes $0 00
20231004-0078081

INFORMATION FURNISHED BY THE PARTIES, NO TITLE SEARCH, TITLE OPINION LETTER OR TITLE INSURANCE HAS BEEN ISSUED BY TITLE PROFESSIONALS OF TENNESSEE, LLC.

QUITCLAIM DEED

CONNISHA STEVENSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF October, 2023

Notary Public

MY COMMISSION EXPIRES 07/06/2026

THIS INSTRUMENT WAS PREPARED BY:
TITLE PROFESSIONALS OF TENNESSEE, LLC, 101 Point East Drive, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO.	MAP-PARCEL NO
PP-SW GP, LLC **822 Woodland Street** **Nashville, TN 37206**	**SAME**	**107-00-0-133.00** **10700007900**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **URBAN HOUSING SOLUTIONS, INC., a Tennessee nonprofit corporation**

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM UNTO **PP-SW GP, LLC, a Tennessee Limited Liability Corporation**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT.

SEE ATTACHED LEGAL DESCRIPTIONS IDENTIFIED AS TRACT 1 AND TRACT 2

Unimproved ( )
This is improved (X) property known as **831 Glastonbury Road, Nashville, TN 37217 and 300 Southwood Park Place, Nashville, TN 37217**

WITNESS its hand this 2 day of OCTOBER, 2023

URBAN HOUSING SOLUTIONS, INC.

By: _____
Brent Elrod, Managing Director

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, THE UNDERSIGNED, a Notary Public within and for the State and County aforesaid, personally appeared Brent Elrod, 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 Managing Director of URBAN HOUSING SOLUTIONS, INC., a Tennessee nonprofit corporation, the within named bargainor and corporation, and that he as such Managing Director, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Brent Elrod, as such Managing Director.

WITNESS my hand and official seal at Nashville, Tennessee, this the 2nd day of October, 2023.

NOTARY PUBLIC

My Commission Expires: 07/04/2026

CONNISHA STEVENSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-4-2026

TRACT 1

Legal Description

BEING a 3.61 acre, more or less, tract of land lying in the 16th Councilmanic District of Davidson County, Tennessee, being a portion of Lot Number 1 of Section 3 of Camelot on the Parkway (unrecorded, April 27, 1972), and Lot Number 3 on the Plat of Cambridge Square, of record in Book 6250, page 891, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a concrete monument lying on the northerly right of way line of Massman Drive, (50 feet right of way) said concrete monument being further described as lying approximately 80 feet from the center line of Glastonbury Road (80 feet right of way); thence in a westerly direction along the northerly margin of Massman Drive around a curve, having a radius of 885.38 feet, to the left a distance of 270.20 feet to a point; thence continuing along the northerly right of way line of Massman Drive around a curve, having a radius of 885.38 feet to the left a distance of 136.46 feet to a point; thence North 66° 50' 51" West a distance of 90 97 feet to a concrete monument. thence leaving the said northerly right of way line of Massman Drive North 7° 02' 15" East a distance of 241 30 feet to a point; thence South 70° 05' 39" East a distance of 308.09 feet to a point; thence South 72° 09' 32" East a distance of 225.41 feet to a point lying on the westerly right of way line of Glastonbury Road; thence along said right of way line of Glastonbury Road around a curve having a radius of 1019.31 feet to the left a distance of 163.61 feet to a concrete monument; thence around a curve having a radius of 210 feet to the right, a distance of 202.72 feet to a concrete monument; thence around a curve having a radius of 40 feet to the right a distance of 62.83 feet to the point of beginning. containing 3.61 acres more or less.

BEING the same property conveyed to **URBAN HOUSING SOLUTIONS, INC.,** a Tennessee nonprofit corporation by Special Warranty Deed from **FFV PARLIAMENT PLACE, L.P.,** a Tennessee limited partnership, of record in Instrument Number 20201223-0153167, Register's Office for Davidson County, Tennessee.

The Property is transferred subject to the limitations, restrictions, and encumbrances set forth in EXHIBIT A ("Permitted Encumbrances") attached hereto.

EXHIBIT A - TRACT 1

Permitted Encumbrances

1. Davidson County taxes for 2020, Map-Par. 107-00-0-133.00, $49,981.71, UNPAID, a lien now due and payable, but not yet delinquent until March 1, 2021

2. Matters shown on the Plan of record in Plat Book 6250, page 891, Register's Office for Davidson County, Tennessee.

3. Easement(s) of record in Book 3165, page 632, Register's Office for Davidson County, Tennessee.

4 Easement(s) retained in deed of record in Book 4346, page 452, Register's Office for Davidson County, Tennessee.

5. Title to that portion of the premises embraced within the bounds of any streets, roads or highways.

TRACT 2

Legal Description

LAND BEING LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING DESCRIBED AS LOT 4 ON THE PLAN OF CAMBRIDGE SQUARE, OF RECORD IN BOOK 6250, PAGE 891, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED BY THE ALTA/NSPS SURVEY BY JASON J STIVERS, TN RLS NO. 2219, STIVERS LAND SURVEYING, 1134 LAKEWOOD DR., GALLATIN, TN 37066, DATED MARCH 2, 2021, AND DESIGNATED JOB NO. 21-010, AS FOLLOWS·

A TRACT OF LAND IN THE 1ST DISTRICT, DAVIDSON COUNTY, TENNESSEE. TRACT BEING BOUNDED IN THE WEST BY THE MONA MENA TRACT AS RECORDED IN I N 200901080002406, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE, (RODC), BY THE RICHARD DAVIS TRACT AS RECORDED IN BOOK 7501, PAGE 82 RODC, BY THE ANDREA SPRINGALL TRACT AS RECORDED IN IN. 200709100108269 RODC AND BY EUGENE JOHNSTON TRACT AS RECORDED IN BOOK 4918, PAGE 848 RODC ALL BEING IN THE PATRICIA HEIGHTS SUBDIVISION SECTION 1, ON THE NORTH BY THE BAHORA TENNESSEE COMMUNITY PROPERTY TRACT AS RECORDED IN IN. 201507150068776 RODC, ON THE EAST BY THE WESTERN RIGHT OF WAY, (ROW) OF GLASTONBURY ROAD AND ON THE SOUTH BY THE URBAN HOUSING SOLUTIONS TRACT AS RECORDED IN IN 202012230153167 TRACT DESCRIBED AS FOLLOWS.

POINT OF BEGINNING AN IRON ROD OLD ON SAID WESTERN ROW AND BEING THE NORTHEASTERN CORNER OF THE SAID URBAN HOUSING SOLUTIONS TRACT; THENCE WITH THE COMMON LINE OF THE SAID URBAN HOUSING SOLUTIONS TRACT NORTH 72°03'51" WEST A DISTANCE OF 225.41' TO A POINT; THENCE NORTH 69°59'58" WEST A DISTANCE OF 310 62' TO AN IRON ROD OLD; THENCE WITH THE COMMON LINE OF THE SAID PATRICIA HEIGHTS SUBDIVISION SECTION 1 NORTH 06°30'53" EAST A DISTANCE OF 356 33' TO AN IRON ROD OLD; THENCE WITH THE COMMON LINE OF THE SAID BAHORA TENNESSEE COMMUNITY PROPERTY TRACT SOUTH 64°07'27" EAST A DISTANCE OF 574.16' TO AN IRON ROD OLD; THENCE WITH SAID ROW WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 284 60', WITH A RADIUS OF 1019 19', WITH A CHORD BEARING OF SOUTH 10°17'28" WEST, WITH A CHORD LENGTH OF 283.68' TO A POINT TO THE POINT OF BEGINNING, HAVING AN AREA OF 171,009 SQUARE FEET OR 3.92 ACRES

BEING the same property conveyed to Urban Housing Solutions, Inc., a Tennessee non-profit corporation, by Quitclaim Deed from Southwood Park Partners, a Tennessee general Partnership successor-by-merger to Southwood Park Partners, L.P., a Tennessee limited partnership, of record in Instrument Number 20210413-0049097, Register's Office for Davidson County, Tennessee.