Karen Johnson Davidson County
Batch # 1080718 DEEDQC
12/12/2023 09:27:45 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20231212-0095600

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 | 10600011300 |

## 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, **EC NASHVILLE CHRISTIAN TOWERS, LLC**, a Tennessee limited liability company (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 its fee estate 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 101 Foothill Court, Nashville, Tennessee 37217.

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 8th day of December, 2023.

**EC NASHVILLE CHRISTIAN TOWERS, LLC,**
a Tennessee limited liability company

By: EC NCT, LLC, a Delaware limited liability company, its Managing Member

By: _____
W. Daniel Hughes, Jr., its Manager

STATE OF Alabama
COUNTY OF Montgomery

Before me, the undersigned authority, a Notary Public of the state and county mentioned, personally appeared W. Daniel Hughes, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Manager of EC NCT, LLC, a Delaware limited liability company, the Managing Member of EC Nashville Christian Towers, LLC, a Tennessee limited liability company and the within named bargainor, and that he, being authorized to do, executed the foregoing instrument for the purposes therein contained, by signing the name of bargainor himself as such Manager of bargainor's Managing Member.

Witness my hand and seal, at office, this 7th day of December, 2023.

_____
Notary Public

My Commission Expires: 4/21/27

DENNIS R. WATERS
Notary Public
Alabama State at Large

[SIGNATURE PAGE TO QUITCLAIM DEED]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer of property is $10.00 and no other monetary consideration.

Affiant

Sworn to and subscribed before me this
5th day of December, 2023

Notary Public
My Commission Expires: 9-7-2026

LISA A. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

# EXHIBIT A

## TRACT 1

Land in Davidson County, Tennessee, being Lot No. 1 on the Consolidation Plat of Nashville Christian Towers, Inc., as of record in Instrument No. 20090624-0058753, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

## TRACT 2

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Vultee Church of Christ Subdivision, of record in Plat Book 8250, page 848 and revised of record in Book 11190, page 25, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Together with the Ingress and Egress Easement and Maintenance Agreement by and between Olive Branch Missionary Baptist Church, Inc., a Tennessee nonprofit corporation and Nashville Christian Towers, Inc., a Tennessee nonprofit corporation, and filed for record as Instrument No. 20150112-0002765, in the Register's Office for Davidson County, Tennessee ("Access Easement").

Together with the 10-foot Private Water Service Line Easement and the 10-foot Private Sewer Service Line Easement for the benefit of Lot 1 on the First Revision of Vultee Church of Christ Subdivision as lie across Lot 2, as shown on the plan of the First Revision of Vultee Church of Christ Subdivision of record in Plat Book 11190, page 25, in the Register's Office for Davidson County, Tennessee.

Together with an Ingress/Egress Easement and Utility Easement containing a Water Service Line of record in Instrument No. 20010212-0013440, in said Register's Office.

Also together with the Encroachment Agreement by and between Olive Branch Missionary Baptist Church, Inc., a Tennessee nonprofit corporation and Nashville Christian Towers, Inc., a Tennessee nonprofit corporation, and filed for record as Instrument No. 20150112-0002766, in the Register's Office for Davidson County, Tennessee.

**Said Tracts 1 and 2 being described together as:**

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 1 of Nashville Christian Towers, Inc., as of record in Instrument Number: 20090624-0058753, at the Register's Office for Davidson County, Tennessee, and Lot 1 of the First Revision, Vultee Church of Christ Subdivision, as of record in Plat Book 11190, Page 25, at the Register's Office for Davidson County, Tennessee, and being more particularly described hereon;

Beginning at an existing iron rod in the southerly right-of-way line of Murfreesboro Pike, at a corner common with the property of Yodit Tewelde, as of record in Instrument Number: 20191101-0112430, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly right-of-way line of Murfreesboro Pike, South 65 deg 06 min 40 sec East, 286.57 feet to a point on bluff;

Thence with a curve to the right, along an arc length of 455.71 feet, the central angle of which is 13 deg 53 min 21 sec, the radius of which is 1879.90 feet, the chord of which is South 57 deg 17 min 02 sec East,

454.59 feet to an existing iron rod, at a corner common with Lot 2 of the First Revision, Vultee Church of Christ Subdivision, also being the property of Olive Branch Missionary Baptist Church, as of record in Instrument Number: 20141223-0117321, at the Register's Office for Davidson County, Tennessee;

Thence leaving the southerly right-of-way line of Murfreesboro Pike, with the westerly property line of said Lot 2, South 39 deg 04 min 09 sec West, 177. 75 feet to on existing iron rod, in the easterly right-of-way line of Foothill Court (private right-of-way), in the easterly property line of Olive Branch Missionary Baptist Church, as of record in Instrument Number: 20141223-0117322, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly right-of-way line of Foothill Court (private right-of-way), with a curve to the left, along an arc length of 28.66, central 11 deg 43 min 45 sec, the radius of which is 140.00 feet, the chord of which is North 21 deg 56 min 01 sec West, 28.61 feet to an iron rod set;

Thence North 27 deg 47 min 53 sec West, 172.39 feet to an iron rod set;

Thence with a curve to the left, along an arc length of 142.08 feet, the central angle of which is 25 deg 21 min 38 sec, the radius of which is 321.00 feet, the chord of which is North 40 deg 28 min 42 sec West, 140.93 feet to an existing iron rod;

Thence North 53 deg 09 min 31 sec West, 90.07 feet to an existing iron rod;

Thence with the westerly property line of Olive Branch Missionary Baptist Church, South 25 deg 12 min 55 sec West, 134.55 feet to an existing iron rod;

Thence South 60 deg 12 min 25 sec West, 115.47 feet to an existing iron rod;

Thence North 63 deg 25 min 22 sec West, 78.78 feet to an "X" on wall;

Thence South 30 deg 33 min 22 sec West, 135.90 feet to an existing iron rod, in the northerly property line of Lot 1 of Section 2, Vultee Church of Christ Subdivision, as of record in Instrument Number: 20010212-0013440, of the Register's Office for Davidson County, Tennessee, also being the property of Olive Branch Missionary Baptist Church, Inc., as of record in Instrument Number: 20150408-0030803, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of said Lot 1 of Section 2, Vultee Church of Christ Subdivision, North 65 deg 21 min 51 sec West, 309.56 feet to an existing iron rod, in the northerly property line of said Lot 54 of Hill-N-Dale Acres, as of record in Plot Book 2900, Page 33 & 34, to the Register's Office for Davidson County, Tennessee, and at a corner common with the property of Jayantilal V. Patel & Husumati J. Patel, as of record in Deed Book 10804, Page 544, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly property line of Jayantilal V. Patel & Husumati J. Patel, North 31 deg 59 min 56 sec East, 250.40 feet to an existing iron rod, at a corner common with the property of Yodit Tewelde;

Thence with the southerly property line of Yodit Tewelde, South 65 deg 29 min 59 sec East, 100.00 feet to an "X" on rock;

Thence with the easterly property line of Yodit Tewelde, North 32 deg 17 min 37 sec East, 147.92 feet to the POINT OF BEGINNING. Containing 174,041 square feet or 3.995 acres more or less.

EXHIBIT A

Being the same property conveyed by NHC Nashville Christian Towers Nonprofit, LLC, a Tennessee nonprofit limited liability company to EC Nashville Christian Towers, LLC, a Tennessee limited liability company, by General Warranty Deed dated December 8, 2023, of record as Instrument No. 20231212-0095599, in the Register's Office for Davidson County, Tennessee.

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