Karen Johnson Davidson County
Batch# 1086247 DEEDQC
12/28/2023 11:16:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20231228-0099741

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	08206010600 08207054700

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **JOSEPH AVE PARTNERS, 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 unimproved property located at 660 and 661 Joseph Avenue, Nashville, Tennessee 37207.

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 18th day of December, 2023.

JOSEPH AVE PARTNERS, LP, a Tennessee limited partnership

BY: RED JOSEPH AVE GP, LLC, a Tennessee limited liability company, its General Partner

By: _____

Name: Aron Thompson

Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of said County and State, personally appeared Aron Thompson, 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 RED Joseph Ave GP, LLC, a Tennessee limited liability company, the General Partner of Joseph Ave Partners, LP, the within named bargainor, a Tennessee limited partnership, and that he as such officer executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company in its capacity as General Partner of the limited partnership, and on its behalf, by himself as said officer of said General Partner.

Witness my hand and seal, at Office in aforesaid county and state this 18th day of December, 2023.

_____
Notary Public

My Commission Expires: 11/2/2026

KEATON WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

[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.

Affiant

Sworn to and subscribed before me this
14th day of December, 2023

Notary Public

My Commission Expires: 1-4-2027

FELICIA R. BIGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

EXHIBIT A

PROPERTY DESCRIPTION

Real property located in the 5th Councilmanic District of Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Residential Units 1, 2, 3, 4 of Building A-N; Residential Units 5, 6, 7, 8 of Building A-S; and Residential Units 9, 10, 11, 12 of Building B; together with the appurtenant interest in the common elements of The Joseph Avenue Condominium, a condominium established by the Declaration of the Joseph Avenue Condominium of record in Instrument No. 20231228-0099596, in the Register's Office for Davidson County, Tennessee, said Units being depicted on the Plat of The Joseph Avenue Condominium attached as an Exhibit to the aforementioned Declaration.

Being a portion of the same property conveyed by Meridian Land Owner, LLC, a Delaware limited liability company, to Joseph Ave Partners, LP, a Tennessee limited partnership, by Special Warranty Deed of record in Instrument No. 20231228-0099595, in the Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Regina Yoho do hereby make oath that I am an employee of Stewart Title Guaranty Company – Commercial Services and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 21, 2023.

Regina Yoho
Affiant
Date: 12-27-2023

STATE OF Georgia
COUNTY OF Fulton

Sworn to and subscribed before me this 27th day of December, 2023.

Jessica Robertson
Notary Public

My Commission Expires: 8-27-27

JESSICA ROBERTSON NOTARY PUBLIC CHEROKEE COUNTY, GEORGIA MY COMMISSION EXPIRES AUGUST 27, 2027