Karen Johnson
Batch # 1090557
01/11/2024 10:08:23 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240111-0002389

2

This Instrument Prepared by:
Bankers Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bill to:	MAP-PARCEL
Affordable Housing Resources, Inc.	NEW OWNER	081 16 0 026.00
50 Vantage Way, Suite 107		081 16 0 027.00
Nashville, TN 37228		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantee, the receipt of which is hereby acknowledged, **Affordable Housing Resources, Inc.,** the **Grantor** herein, by these presents does hereby **QUITCLAIM** and **CONVEY** unto **Affordable Housing Resources, Inc.,** the **Grantee** herein, its successors and assigns, all of its right title and interest in and to the following described real property in Davidson County, Tennessee:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

This conveyance is made subject to all restrictions, easements, rights of way, covenants, and conditions contained in the deeds forming the chain of title to this property.

This instrument prepared based upon information provided by Grantor. No title search has been conducted pursuant to the execution of this Quitclaim Deed.

This is unimproved real property with a mailing address of: 1514 B 14th Avenue North, Nashville, TN 37208 and 1514 14th Avenue North, Nashville, TN 37208.

IN WITNESS WHEREOF, the undersigned have executed this instrument on the 10 day of January, 2024.

GRANTOR:

Affordable Housing Resources, Inc.

By: _____
Dan Eaton, Authorized Agent

[NOTARY SECTION TO FOLLOW]

HS

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Dan Eaton,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be an Authorized Agent of Affordable Housing Resources, Inc., the within named bargainor, a corporation, and that he, as Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Authorized Agent.

Witness my hand and official seal this the 10 day of January, 2024.

Notary Public

My Commission Expires:_____

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 10 day of January, 2024.

Notary Public

My Commission Expires:_____

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

EXHIBIT A

PROPERTY DESCRIPTION

Being a combination of Affordable Housing Resources, LLC tracts (Instr. #20221003-0108663 & Instr. #20230905-0069655) in the 21st Council District, Nashville, Davidson County Tennessee. Being bounded on the north by Alley #540, east by Dalton, south 14th Avenue, and on the west by Schell, being further described as follows.

Beginning at an iron rod (new) in the northerly Right-of-Way of 14th Avenue North, said rod being 125 feet from the intersection of Underwood Street and 14th Avenue North and being the southeasterly corner of Marcia A. and Robert C. Schell (Instr. #20171114-0116632).

Thence, with the easterly line of Schell, North 56 degrees 20 minutes 00 seconds East – 170.00 feet, to an iron rod (new), in the southerly Right-of-Way of Alley #540;

Thence, with the Alley, South 33 degrees 32 minutes 35 seconds East – 40.00 feet, to an iron rod (new), at the northwesterly corner of Shavron M. and Qiandra V. Dalton (Instr. #20191005-0099331);

Thence, with the westerly line of Dalton, South 56 degrees 20 minutes 00 seconds West – 170.00 feet, to an iron rod (new), in the northerly Right-of-Way of 14th Avenue North;

Thence, with the northerly Right-of-Way of 14th Avenue North, North 33 degrees 32 minutes 35 seconds West – 40.00 feet to the point of beginning and containing 6,800 square feet or 0.15 acres, more or less.