Karen Johnson
Batch # 1158480
07/16/2024 10:40:45 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20240716-0053329

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
Jonathan L. Patten 212 Cafe Road Goodlettsville, TN 37072	NEW OWNER	018-16-0-122.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantees, the receipt of which is hereby acknowledged, **Affordable Housing Resources, Inc.,** a Tennessee nonprofit corporation, the **Grantor** herein, by these presents does hereby **QUITCLAIM** and **CONVEY** unto **Jonathan L. Patten,** the **Grantee** herein, their 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 is improved real property with a mailing address of: 212 Café Road, Goodlettsville, TN 37072.

IN WITNESS WHEREOF, the undersigned have executed this instrument on the 11 day of July, 2024.

Affordable Housing Resources, Inc.
a Tennessee nonprofit corporation

By: _____
Dan Eaton, Authorized Agent

[NOTARY SECTION TO FOLLOW]

STATE OF TN)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **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 the Authorized Agent of **Affordable Housing Resources, Inc.**, the within named bargainor, a Tennessee nonprofit 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.

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Witness my hand and official seal this the 11 day of July, 2024.

Notary Public

My Commission Expires: 11-8-27

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

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 11 day of July, 2024.

Notary Public

My Commission Expires: 11-8-27

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

EXHIBIT A

Being a certain tract of land, Affordable Housing Resources, LLC (Instr. #20230124-0005470), in the Tenth Council District, Nashville, Davidson County Tennessee. Being bounded on the north by Carter, east by Café Road, south by Benevolent, and on the west by Cemetery, being further described as follows.

Beginning at a Metal Fence Post (old) in the west Right-of-Way of Café Road, said Post being northerly 325 feet from the intersection of Café Road and Moncrief Avenue and being a northeasterly corner of Benevolent Society (DB 93, PG 510).

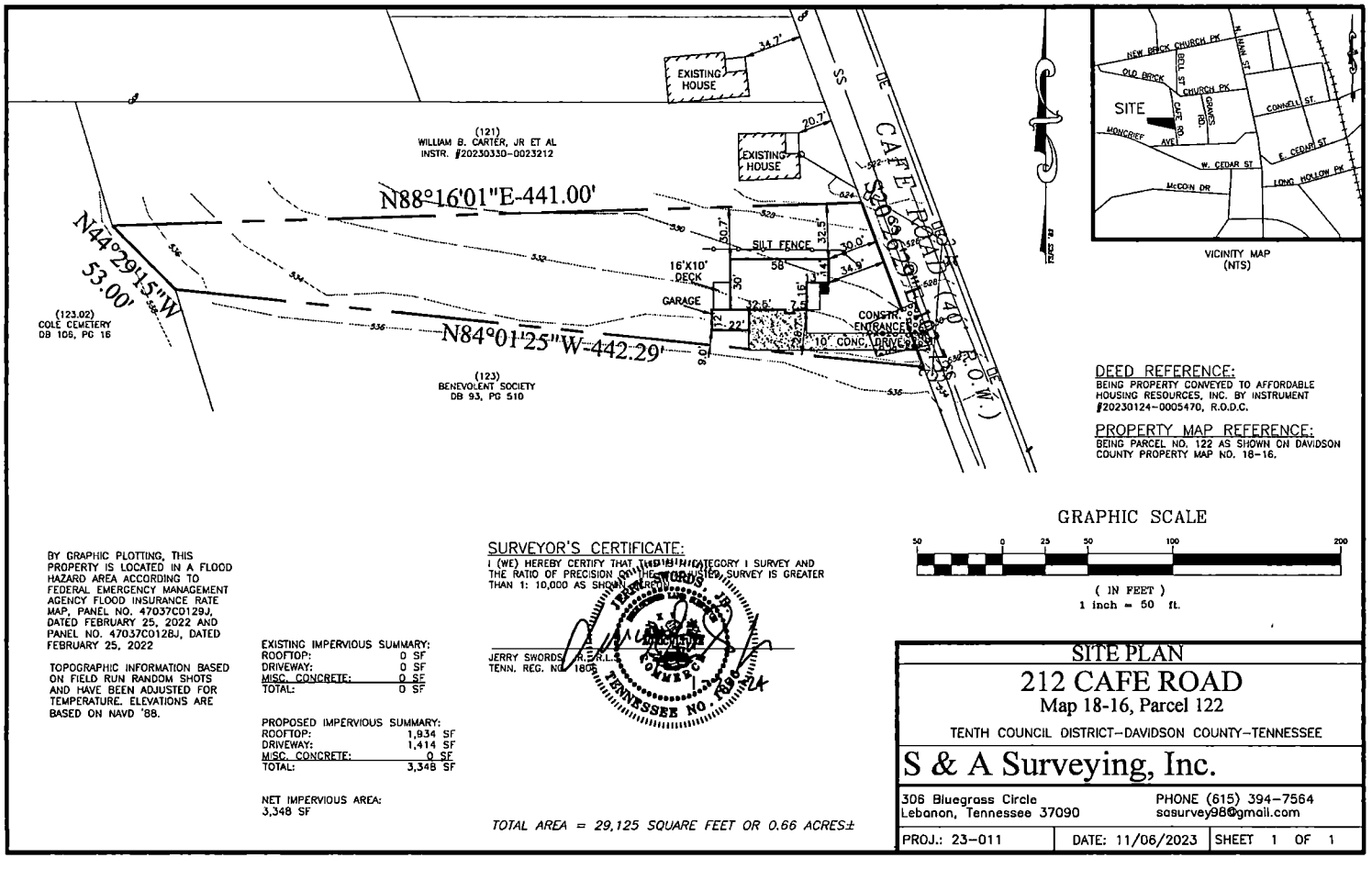
Thence, with the north line of Benevolent, North 84 degrees 01 minutes 25 seconds West – 442.29 feet, to an iron rod (new), in the east line of Cole Cemetery (DB 106, PG 16);

Thence, with the Cemetery, North 44 degrees 29 minutes 15 seconds West – 53.00 feet, to an iron rod (new), at the southwesterly corner of William B. Carter, Jr. ETAL (Instr. #20230330-0023212);

Thence, with the south line of Carter, North 88 degrees 16 minutes 01 seconds East – 441.00 feet, to an iron rod (new), in the west Right-of-Way of Café Road;

Thence, with the west Right-of-Way of Café Road, South 20 degrees 26 minutes 29 seconds East – 103.73 feet to the point of beginning and containing 29,125 square feet or 0.66 acres, more or less, as surveyed by S&A Surveying, Inc., 306 Bluegrass Circle, Lebanon, Tennessee 37090, Jerry Swords, Jr., Tennessee No. 1806, on 11/06/2023.

Being the same property conveyed to Affordable Housing Resources, Inc., by Quitclaim Deed from The Metropolitan Government of Nashville and Davidson County, Tennessee dated January 24, 2023 and recorded January 24, 2023 in Instrument No. 20230124-0005470, said Register's Office.



DEED REFERENCE:
BEING PROPERTY CONVEYED TO AFFORDABLE HOUSING RESOURCES, INC. BY INSTRUMENT #20230124-0005470, R.O.D.C.

PROPERTY MAP REFERENCE:
BEING PARCEL NO. 122 AS SHOWN ON DAVIDSON COUNTY PROPERTY MAP NO. 18-16.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

BY GRAPHIC PLOTTING, THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. 47037C0129J, DATED FEBRUARY 25, 2022 AND PANEL NO. 47037C0126J, DATED FEBRUARY 25, 2022

TOPOGRAPHIC INFORMATION BASED ON FIELD RUN RANDOM SHOTS AND HAVE BEEN ADJUSTED FOR TEMPERATURE. ELEVATIONS ARE BASED ON NAVD '88.

EXISTING IMPERVIOUS SUMMARY:

ROOFTOP:	0 SF
DRIVEWAY:	0 SF
MISC. CONCRETE:	0 SF
TOTAL:	0 SF

PROPOSED IMPERVIOUS SUMMARY:

ROOFTOP:	1,934 SF
DRIVEWAY:	1,414 SF
MISC. CONCRETE:	0 SF
TOTAL:	3,348 SF

NET IMPERVIOUS AREA:
3,348 SF

SURVEYOR'S CERTIFICATE:
I (WE) HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1: 10,000 AS SHOWN HEREON.

JERRY SWORDS, R.L.S.
TENN. REG. NO. 1805

TOTAL AREA = 29,125 SQUARE FEET OR 0.66 ACRES±

SITE PLAN
212 CAFE ROAD
Map 18-16, Parcel 122

TENTH COUNCIL DISTRICT–DAVIDSON COUNTY–TENNESSEE

S & A Surveying, Inc.
306 Bluegrass Circle
Lebanon, Tennessee 37090
PHONE (615) 394-7564
sasurvey98@gmail.com

PROJ.: 23-011 | DATE: 11/06/2023 | SHEET 1 OF 1