Karen Johnson Davidson County
Batch# 1182271 DEEDQC
09/17/2024 08:06:30 AM 9 pgs
Fees: $47.00 Taxes: $0.00
20240917-0071636

THIS INSTRUMENT PREPARED BY:
BUTLER SNOW LLP
150 Third Avenue South, Suite 1600
Nashville, Tennessee 37201
NCS-1230192-ONT1

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map/Parcel Number(s)
Metropolitan Development and Housing Agency 701 South Sixth Street Nashville, Tennessee 37206 Attention: Executive Director	Exempt	16100013600

Date: September 13, 2024

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, HICKORY HOUSING I, LLC, a Tennessee limited liability company (the "Grantor"), hereby quitclaims and conveys to 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. (the "Grantee"), its successors and assigns, all its right, title and interest in and to those certain tracts or parcels of land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto.

[signature page follows]

IN WITNESS WHEREOF, the undersigned has executed this instrument as of the date first written above.

HICKORY HOUSING I, LLC,
a Tennessee limited liability company

By: Hickory Housing, LLC,
a California limited liability company, its managing member

By: _____
Name: Richard Siebert
Its: Manager

ACKNOWLEDGMENT

STATE OF _____)
) SS.
COUNTY OF _____)

Before me, the undersigned authority, a Notary Public in and for said county and state, personally appeared Richard Siebert, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged him/herself to be the manager of Hickory Housing, LLC, a Tennessee limited liability company, which is the managing member of Hickory Housing I, LLC, a Tennessee limited liability company, the within named bargainor, and that he/she as such manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Hickory Housing, LLC, as such manager of the managing member.

WITNESS my hand, at office, this ____ day of _____, 2024.

_____
Notary Public

My Commission Expires:

SEE ATTACHED

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On September 11, 2024 before me, Kikuye A. Inouye, Notary Public
(insert name and title of the officer)

personally appeared Richard Siebert,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

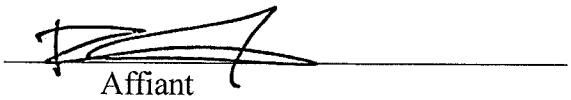
KIKUYE A. INOUYE
Notary Public - California
Los Angeles County
Commission # 2386671
My Comm. Expires Dec 13, 2025

Signature Kikuye A. Inouye (Seal)

STATE OF _____

COUNTY OF _____

The actual consideration for this transfer is $0.



Affiant

Sworn to and subscribed before me this ____ day of _____, 2024.

SEE ATTACHED

Notary Public

My Commission Expires: _____

202409170071636

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 11th day of September, 2024, by Richard Siebert,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

KIKUYE A. INOUYE
Notary Public - California
Los Angeles County
Commission # 2386671
My Comm. Expires Dec 13, 2025

(Seal) Signature Kikuye A. Inouye

Exhibit A

33822037.1

66629703.v1

Legal Description

BEING A PARCEL OF LAND IN THE FIRST CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, LOCATED AT THE TERMINUS OF OCALA DRIVE WEST OF NOLENSVILLE ROAD BEING RESERVE PARCEL "C", AS SHOWN ON THE PLAN OF GREENLEAF HEIGHTS OF RECORD IN BOOK 5200, PAGE 260, R.O.D.C. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE TERMINUS OF OCALA DRIVE, SAID POINT BEING 1508 FEET, MORE OR LESS, WEST OF THE WEST MARGIN OF NOLENSVILLE ROAD BEING THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT AND IN THE NORTH LINE OF RESUBDIVISION OF LOT ONE, HICKORY VIEW COMMERCIAL PARK OF RECORD IN PLAT BOOK 9700, PAGE 981, R.O.D.C.;

THENCE, LEAVING OCALA DRIVE WITH THE NORTH LINE OF SAID HICKORY VIEW COMMERCIAL PARK, SOUTH 80 DEGREES, 43 MINUTES, 36 SECONDS WEST, 269.22 FEET TO AN IRON PIN;

THENCE WITH THE NORTH LINE OF CONSOLIDATION PLAT, HICKORY POINT SUBDIVISION OF RECORD IN INSTRUMENT NO. 200406100069045, R.O.D.C., SOUTH 80 DEGREES, 48 MINUTES 17 SECONDS WEST, 552.41 FEET TO AN IRON PIN;

THENCE WITH THE EAST LINE OF SECTION 2, MCMURRAY WOODS OF RECORD IN PLAT BOOK 4660, PAGE 43, R.O.D.C., NORTH 08 DEGREES 08 MINUTES 27 SECONDS EAST, 191.19 FEET TO A CONCRETE MONUMENT;

THENCE, WITH THE EAST LINE OF SECTION ONE, MCMURRAY WOODS OF RECORD IN PLAT BOOK 4675, PAGE 6, R.O.D.C., NORTH 6 DEGREES 18 MINUTES 40 SECONDS EAST, 300.31 FEET TO AN IRON PIN;

THENCE WITH THE SOUTH LINE OF GREENLEAF HEIGHTS, PHASE II OF RECORD IN PLAT BOOK 6900, PAGE 762 R.O.D.C. AND RESUBDIVISION OF RESERVE PARCEL "B", GREENLEAF HEIGHTS OF RECORD IN PLAT BOOK 5200, PAGE 665, R.O.D.C., NORTH 68 DEGREES 19 MINUTES 35 SECONDS EAST, 727.99 FEET TO AN IRON PIN;

THENCE WITH THE WEST LINE OF HICKORY WOODS APARTMENTS OF RECORD IN BOOK 8306, PAGE 727, R.O.D.C., SOUTH 18 DEGREES 20 MINUTES 59 SECONDS EAST, 119.94 FEET TO AN IRON PIN;

THENCE SOUTH 27 DEGREES 31 MINUTES 14 SECONDS EAST, 252.96 FEET TO A POINT;

THENCE SOUTH 52 DEGREES 04 MINUTES 50 SECONDS WEST, 185.88 FEET TO AN IRON PIN;

THENCE SOUTH 44 DEGREES 10 MINUTES 21 SECONDS EAST, 160.04 FEET TO A POINT IN THE NORTH MARGIN OF OCALA DRIVE;

THENCE WITH SAID MARGIN SOUTH 45 DEGREES 49 MINUTES 39 SECONDS WEST, 46.63 FEET TO A POINT;

THENCE WITH A CURVE CONCAVE TO THE SOUTH HAVING A CENTRAL ANGLE OF 40 DEGREES 43 MINUTES 48 SECONDS, A RADIUS OF 40.00 FEET AND A CHORD OF SOUTH 24 DEGREES 48 MINUTES 29 SECONDS WEST, 27.84 FEET FOR AN ARC LENGTH OF 28.44 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO HICKORY HOUSING I, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED FROM HICKORY FOREST HOUSING I, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 202312190097905, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

Certificate of Authenticity

I, Rodolfo J. Barragan, do hereby make oath that I am a licensed attorney and/or the 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 September 13, 2024.

Date

Affiant Signature

September 16, 2024
Date

State of California
County of San Bernardino

Sworn to and subscribed before me this 16 day of September, 2024.

Notary's Signature

My Commission Expires: April 15, 2028
Date

Notary's Seal (if on paper)

LORI A. ALLISON
Notary Public - California
San Bernardino County
Commission # 2485067
My Comm. Expires Apr 15, 2028