Karen Johnson Davidson County
Batch # 1200542 DEEDQC
11/01/2024 03:51:45 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20241101-0085241

This Instrument Prepared By:
Hannah K.V. Cassidy
Reno & Cavanaugh, PLLC
424 Church Street, Suite 2910
Nashville, TN 37219

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills to:	Map/Par.
Metropolitan Development and Housing Agency 701 South Sixth Street Nashville, TN 37206	Metropolitan Development and Housing Agency 701 South Sixth Street Nashville, TN 37206	Portion of Parcel 093030A00300CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Transfers to Grantee Are Exempt – No Transfer Tax Due.

Affiant

SUBSCRIBED AND SWORN TO before me, on this 29th day of October, 2024.

Notary Public

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

My Commission Expires: 9-7-2026

For and in consideration of the sum of TEN and 00/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, **SHELBY HOUSE II, LP,** a Tennessee limited partnership ("Grantor"), does hereby quitclaim unto **METROPOLITAN DEVELOPMENT AND HOUSING AGENCY,** a public body and a body corporate and politic organized under the Tennessee Housing Authorities Law, T.C.A. § 13-20-101, et seq. ("Grantee"), its, successors and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference together with all improvements, buildings, and structures located thereon (the "Property").

The Property is improved property located at 400 S. 5th Street, Nashville, Davidson County, Tennessee 37206.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

Witness my hand as of the 31st day of October, 2024.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

SHELBY HOUSE II, LP, a Tennessee limited partnership

By: SRC Shelby House II LLC, a Tennessee limited liability company, its General Partner

By: _____
Todd Friedenberg, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of said County and State, personally appeared Todd Friedenberg, 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 President of SRC Shelby House II LLC, a Tennessee limited liability company, the General Partner of Shelby House II, 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 partnership, and on its behalf, by himself as such officer of the limited liability company.

Witness my hand and seal, in the aforesaid county and state, this 23 day of October, 2024.

_____
Notary Public

My Commission expires: My Commission Expires September 5, 2028

JACQUELYN CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

[SIGNATURE PAGE TO QUITCLAIM DEED (PILOT)]

EXHIBIT A

PROPERTY DESCRIPTION

UNIT 3:

Certain real property in Davidson County, State of Tennessee, described as follows, to wit:

Unit No. 3, together with the appurtenant interest in the common elements and limited common elements of Shelby House Condominium, a condominium established by the Declaration of the Shelby House Condominium of record in Instrument No. 20211210-0164269, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Plat of the Shelby House Condominium attached as an Exhibit to the aforementioned Declaration, being more particularly described as follows:

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing pk nail at the intersection of the easterly right-of-way line of South 4th Street and the southerly right-of-way line of Alley #263;

Thence leaving the easterly right-of-way line of South 4th Street with the southerly right-of-way line of Alley #263, with a curve to the right, along an arc length of 31.47 feet, the central angle of which is 90 deg 08 min 38 sec, the radius of which is 20.00 feet, the chord of which is North 20 deg 11 min 39 sec East, 28.32 feet to an existing pk nail;

Thence North 65 deg 15 min 58 sec East, 220.49 feet to an existing iron rod;

Thence North 24 deg 52 min 44 sec West, 6.45 feet to an existing pk nail;

Thence North 65 deg 16 min 00 sec East, 179.88 feet to an existing iron rod;

Thence with a curve to the right, along an arc to the right, along an arc length of 31.54 feet, the central angle of which is 90 deg 20 min 41 sec, the radius of which is 20.00 feet, the chord of which is South 69 deg 33 min 39 sec East, 28.37 feet to an existing pk nail at the intersection with the westerly right-of-way line of South 5th Street;

Thence leaving the southerly right-of-way line of Alley #263, with the westerly right-of-way line of South 5th Street, South 24 deg 23 min 19 sec East, 164.22 feet to a point;

Thence leaving the westerly right-of-way line of South 5th Street, with a line through the property of Samaritan Recovery Community, Inc., as of record in Instrument Number: 20210212-0020097, at the Register's Office for Davidson County, Tennessee for the following three calls;

1) South 65 deg 18 min 08 sec West, 259.54 feet to a point;
2) South 24 deg 20 min 34 sec East, 30.27 feet to a point;

3) South 65 deg 06 min 51 sec West, 179.14 feet to a point in the easterly right-of-way line of South 4th Street;

Thence with the easterly right-of-way line of South 4th Street, North 24 deg 53 min 08 sec West, 12.56 feet to an existing pk nail;

Thence North 24 deg 52 min 40 sec West, 175.86 feet to the POINT OF BEGINNING. Containing 84,759 square feet or 1.946 acres more or less.

Being the same property conveyed by Samaritan Recovery Community, Inc., a Tennessee nonprofit corporation, to Shelby House II, LP, a Tennessee limited partnership, by Warranty Deed of record in Instrument No. 20241101-0085237 in the Register's Office for Davidson County, Tennessee.

Said Unit 3 being subject to the terms and conditions contained in the Declaration of the 4th and Shelby LIHTC Subcondominium, a condominium of record in Instrument No. 20241101-0085238, in the Register's Office for Davidson County, Tennessee, which establishes Residential Units 1 through 8, Nonresidential Units NR1 and NR2, and the Common Elements on said Unit 3.

LESS AND EXCEPT THEREFROM Nonresidential Unit NR1 as depicted on the Exhibit to the Declaration of the 4th and Shelby LIHTC Subcondominium, a condominium of record in Instrument No. 20241101-0085238, in the Register's Office for Davidson County, Tennessee.

EASEMENT PARCEL

Those easements set forth in Declaration of Easements of record in Instrument No. 20211210-0164270, in the Register's Office for Davidson County, Tennessee, benefiting Unit No. 3 of the Shelby House Condominium, as amended by Amendment to Declaration of Easements of record in Instrument No. 20241101-0085236, in the Register's Office for Davidson County, Tennessee.

Also, those certain easements set forth in Declaration of Encroachment Easements between Metropolitan Development and Housing Agency, Samaritan Recovery Community, Inc., a Tennessee nonprofit corporation, and Shelby House 1, LP, a Tennessee limited partnership, of record in Instrument No. 20240916-0071025, in said Register's Office.