Karen Johnson
Batch # 1222481
01/02/2025 11 37 05 AM
Fees $27 00 Taxes $0 00

Davidson County
DEEDQC
5 pgs

20250102-0000224

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	Portion of 07008003000

QUITCLAIM DEED

FOR AND CONSIDERATION OF Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **BORN AGAIN CHURCH AND CHRISTIAN OUTREACH MINISTRIES, INC.,** a Tennessee nonprofit corporation (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 known as 888 West Trinity Lane, 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 30th day of December, 2024.

GRANTOR:

BORN AGAIN CHURCH AND CHRISTIAN OUTREACH MINISTRIES, INC., a Tennessee nonprofit corporation

By: Brian Lee Hockett
Name: Brian Lee Hockett
Title: Executive Pastor/Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Brian Lee Hockett, 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 Executive Pastor/Trustee of **BORN AGAIN CHURCH AND CHRISTIAN OUTREACH MINISTRIES, INC.**, the within named bargainor, a Tennessee nonprofit corporation, and that he as such officer being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

WITNESS my hand and seal at office in the aforesaid county and state, this the 19th day of December, 2024.

Annamary Parker Walker
Notary Public

My Commission Expires: January 24, 2028



STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer of property is $10 00 and no other monetary consideration

William H Clippi
Affiant

Sworn to and subscribed before me this
18 day of December, 2024

Felicia R. Biggs
Notary Public
My Commission Expires 1-4-2027

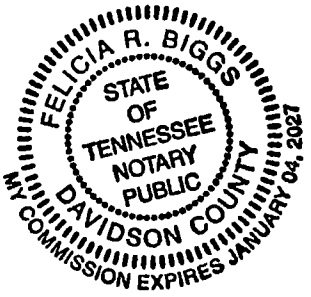


EXHIBIT A

PROPERTY DESCRIPTION

CERTAIN PROPERTY LOCATED IN THE 2ND DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS

UNIT 2 OF THE BORN AGAIN SENIOR HOUSING CONDOMINIUM, A CONDOMINIUM ESTABLISHED BY THE DECLARATION OF BORN AGAIN SENIOR HOUSING CONDOMINIUM OF RECORD IN INSTRUMENT NO 20250102-0000219 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNIT BEING DEPICTED ON THE PLAT OF THE BORN AGAIN SENIOR HOUSING CONDOMINIUM ATTACHED AS AN EXHIBIT TO THE AFOREMENTIONED DECLARATION, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEING A TRACT OF LAND LYING IN THE 2ND DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING PORTIONS OF LOTS 37, 38 AND 39 OF FREE SILVER PLAN SHOWING 2ND ADDITION AND OTHER LOTS CONVEYED AS RECORDED IN PLAT BOOK 332, PAGE 46, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE (RODC). SAID TRACT BEING BOUNDED ON THE NORTH BY THE SOUTHERN RIGHT OF WAY (ROW) OF W TRINITY LANE, BOUNDED ON THE EAST BY BORN AGAIN CHURCH AS RECORDED IN BOOK 7238, PAGE 720, RODC, BOUNDED ON THE SOUTH BY BORN AGAIN CHURCH AND CHRISTIAN OUTREACH MINISTRIES INC AS RECORDED IN BOOK 10064, PAGE 393, RODC, AND BY BORN AGAIN CHURCH AND CHRISTIAN OUTREACH MINISTRIES INC. AS RECORDED IN INSTRUMENT NUMBER 20060106-0001921, AND BOUNDED ON THE WEST BY THE EASTERN ROW OF ROY STREET AND BY CHARITY MISSION FOR CHRIST AS RECORDED IN INSTRUMENT NUMBER 20081022-0105746, RODC. TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

POINT OF BEGINNING A POINT LYING ON SAID SOUTHERN ROW OF W TRINITY LANE AND BEING ± 105 FEET WEST OF THE NORTHEAST ROW INTERSECTION OF SAID W TRINITY LANE AND ROY STREET, THENCE WITH SAID ROW OF W TRINITY LANE WITH THE FOLLOWING WITH A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 156 73 FEET, A CENTRAL ANGLE OF 06°26'57", A RADIUS OF 1,392 39 FEET, AND HAVING A CHORD BEARING AND DISTANCE OF NORTH 86°10'58" EAST 156.64 FEET TO A POINT; THENCE NORTH 00°35'33" WEST 4 00 FEET TO A POINT, THENCE WITH A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 203 78 FEET, A CENTRAL ANGLE OF 08°21'40", A RADIUS OF 1,396 39 FEET, AND HAVING A CHORD BEARING AND DISTANCE OF SOUTH 86°24'43" EAST 203.60 FEET TO A POINT, THENCE SOUTH 82°13'53" EAST 200.07 FEET TO A POINT, THENCE WITH A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 110.91 FEET, A CENTRAL ANGLE OF 01°06'08", A RADIUS OF 5,765 58 FEET, AND HAVING A CHORD BEARING AND DISTANCE OF SOUTH 82°46'57" EAST 110.91 FEET TO A POINT, THENCE LEAVING SAID ROW OF W TRINITY LANE AND WITH THE COMMON LINE OF SAID BORN AGAIN CHURCH SOUTH 03°30'41" WEST 305 43 FEET TO A FOUND 5/8" IRON PIPE; THENCE WITH THE COMMON LINE OF SAID BORN AGAIN CHURCH AND CHRISTIAN OUTREACH MINISTRIES INC. AS RECORDED IN BOOK 10064, PAGE 393, SOUTH 86°29'42" WEST 411.14 FEET TO A FOUND IRON ROD WITH "CHERRY" CAP, THENCE WITH THE COMMON LINE OF SAID BORN AGAIN CHURCH AND CHRISTIAN

OUTREACH MINISTRIES INC. AS RECORDED IN INSTRUMENT NUMBER 20060106-0001921 SOUTH 86°22'28" WEST 313.97 FEET TO A FOUND 1/2" IRON ROD LYING ON SAID EASTERN ROW OF ROY STREET, THENCE WITH SAID ROW OF ROY STREET NORTH 04°28'41" WEST 47 84 FEET TO A POINT; THENCE LEAVING SAID ROW OF ROY STREET AND WITH THE COMMON LINE OF SAID CHARITY MISSION FOR CHRIST AS RECORDED IN INSTRUMENT NUMBER 20081022-0105746 WITH THE FOLLOWING: NORTH 86°22'28" EAST 104.88 FEET TO A FOUND IRON ROD WITH "BENNET AND SONS" CAP, THENCE NORTH 04°28'41" WEST 335.84 FEET TO THE POINT OF BEGINNING.

SAID UNIT 2 BEING SUBJECT TO THE TERMS AND CONDITIONS CONTAINED IN THE DECLARATION OF THE BORN AGAIN NORTHVIEW LIHTC CONDOMINIUM OF RECORD IN INSTRUMENT NO. 20250102-0000220, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, WHICH ESTABLISHES UNITS 1 THROUGH 15 AND UNITS NR-1 AND NR-2, AND THE COMMON ELEMENTS ON SAID UNIT 2

BEING A PORTION OF THE PROPERTY CONVEYED TO BORN AGAIN CHURCH AND CHRISTIAN OUTREACH MINISTRIES, A TENNESSEE CORPORATION, BY THE FOLLOWING INSTRUMENTS: DEED FROM DEBBIE R BREWER OF RECORD IN INSTRUMENT NO. 20051128-0142841; DEED FROM HORACE FENTRESS OF RECORD IN INSTRUMENT NO. 20080211-0013575; DEED FROM MORRIS LEVINE AND SAMUEL L. HESSA OF RECORD IN BOOK 7431, PAGE 220; DEED FROM MORRIS LEVINE AND SUMUEL HESSA OF RECORD IN BOOK 11670, PAGE 269; AND DEED FROM WARRAN E. DEAN, IV AND KIMBERLY Y DEAN OF RECORD IN INSTRUMENT NO. 20060106-0001921, ALL IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND CONSOLIDATED BY QUITCLAIM DEED TO BORN AGAIN CHURCH AND CHRISTIAN OUTREACH MINISTRIES, INC., A TENNESSEE CORPORATION, OF RECORD IN INSTRUMENT NO. 20240920-0073185.

FURTHER BEING THE SAME PROPERTY AS LEASED TO NORTHVIEW HOUSING DEVELOPMENT, L.P., A TENNESSEE LIMITED PARTNERSHIP, FROM BORN AGAIN CHURCH AND CHRISTIAN OUTREACH MINISTRIES, INC., A TENNESSEE NONPROFIT CORPORATION, AS EVIDENCED BY MEMORANDUM OF LEASE DATED MAY 3, 2024 AND RECORDED AS INSTRUMENT NO. 20240522-0038028, IN SAID REGISTER'S OFFICE.

SUBJECT TO THAT CERTAIN AGREEMENT FOR DEDICATION OF PUBLIC RIGHT-OF-WAY GRANTED TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, OF RECORD IN INSTRUMENT NO 20241230-0100971, IN SAID REGISTER'S OFFICE.

TOGETHER WITH A DECLARATION OF EASEMENTS BETWEEN BORN AGAIN CHURCH AND CHRISTIAN OUTREACH MINISTRIES, INC., A TENNESSEE NONPROFIT CORPORATION, AND NORTHVIEW HOUSING DEVELOPMENT, L.P., A TENNESSEE LIMITED PARTNERSHIP, OF RECORD IN INSTRUMENT NO. 20250102-0000221, IN SAID REGISTER'S OFFICE

EXHIBIT A