Karen Johnson
Batch # 1243181
03/05/2025 02 22 41 PM
Fees $27 00 Taxes $0 00
Davidson County
DEEDQC
5 pgs
20250305-0016687

THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
HANKINS LAW
117 Saundersville Road, Suite 205
Hendersonville, Tennessee 37075
(615) 246-2544

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	Exempt	081-12-0-321.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/00 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, INSPIRITUS, INC., a Georgia nonprofit corporation ("Grantor"), by these presents, transfers and conveys unto METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, a public body and a body corporate and politic organized and existing pursuant to Tennessee Code Annotated § 13-20-101 et seq. ("Grantee"), its successors and assigns, that certain real property located in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Subject Property").

The Subject Property is improved property known as 1622 Rosa L. Parks Boulevard, Nashville, Tennessee 37208.

The Subject Property is conveyed to Grantee, its successors and assigns, without representation or warranty of any kind, nature or character, subject to all matters, whether or not shown in the public records. Grantor transfers the Subject Property to Grantee on an "as-is, where-is" basis.

GRANTOR WILL REMAIN RESPONSIBLE FOR SATISFYING ANY AND ALL LIENS OR ENCUMBRANCES AGAINST THE SUBJECT PROPERTY. GRANTEE IS UNDER NO RESPONSIBILITY TO CURE SAID LIENS OR ENCUMBRANCES. 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 and notary acknowledgments appear on the following page(s) >

IN WITNESS WHEREOF, Grantor has hereunto set its duly-authorized signature, to be effective as of ~~February 27, 2025~~ March 5, 2025 (JRM).

GRANTOR:

INSPIRITUS, INC.

By: _____
John R. Moeller, Jr., President & CEO

STATE OF Georgia)

COUNTY OF Cobb)

Before me, Derek Turnbull, the Undersigned Notary Public of said County and State, personally appeared John R. Moeller, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President and Chief Executive Officer (or other officer authorized to execute the instrument) of INSPIRITUS, INC., the within named bargainor, a Georgia nonprofit corporation, and that he, as such President and Chief Executive Officer, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President and Chief Executive Officer.

Witness my hand and seal, at Office in Marietta, Georgia, this 27th day of February, 2025.

_____
Notary Public

My Commission Expires: 11-02-2026

Notary Public
Derek Turnbull
Cobb County, GA
Exp Nov 2, 2026

STATE OF Georgia)

COUNTY OF Cobb)

The actual consideration given for this transfer is Ten and 00/100 Dollars ($10.00).

AFFIANT

Sworn to and subscribed before me, this 27th day of February, 2025.

Notary Public

My Commission Expires: 11-02-2026

Notary Public
Derek Turnbull
Cobb County, GA
Exp Nov 2, 2026

EXHIBIT A

DESCRIPTION OF PROPERTY

The land is described as follows:

Parcel One:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot Nos. 133 and 135 in the North Nashville Real Estate Company's Addition, as of record in Book 21, page 105, Register's Office for said County. Said Lot Nos. 133 and 135 front together 100 feet on the easterly side of 8th Avenue North, and run back between parallel lines, with the southerly margin of Garfield Street, 160 feet to an alley.

Parcel Two:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot Nos. 129 and 131 on the plan of North Nashville Real Estate Company's Addition, as of record in Book 21, page 105, Register's Office for said County. Said Lot Nos. 129 and 131 front together 100 feet on the easterly side of Eighth Avenue North and run back between parallel lines 160 feet to an alley.

LAND ALSO BEING DESCRIBED AS FOLLOWS:

PROPERTY IS SHOWN AS PARCEL 321.00 ON DAVIDSON COUNTY PROPERTY MAP 081-12 AND LOTS 129, 131, 133 & 135 ON THE PLAN OF NORTH NASHVILLE REAL ESTATE COMPANY'S ADDITION, AS OF RECORD IN BOOK 21, PAGE 105, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULAR DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND ON THE EAST MARGIN OF ROSA L. PARKS BOULEVARD (100' R.O.W.), SAID IRON ROD REPRESENTING THE NORTHWEST CORNER OF PROPERTY CONVEYED TO BOYCE STREET BAPTIST CHURCH AS OF RECORD IN INSTRUMENT NUMBER 00007452 0000921 IN THE REGISTER'S OFFICE OF DEEDS, DAVIDSON COUNTY, TENNESSEE AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL;

THENCE, FOLLOWING SAID EAST MARGIN, NORTH 28 DEGREES 04 MINUTES 16 SECONDS WEST, A DISTANCE OF 199.85 FEET TO AN IRON ROD SET AT THE SOUTHEAST CORNER OF THE INTERSECTION OF GARFIELD STREET AND ROSA L. PARKS BOULEVARD AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL;

THENCE, FOLLOWING THE SOUTH MARGIN OF GARFIELD STREET, NORTH 61 DEGREES 55 MINUTE 44 SECONDS EAST, A DISTANCE OF 159.86 FEET TO AN IRON ROD SET ON THE WEST MARGIN OF METRO ALLEY NO. 515 AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL;

THENCE, FOLLOWING THE WEST BOUNDARY OF SAID ALLEY, SOUTH 28 DEGREES 04 MINUTES 16 SECONDS EAST, A DISTANCE OF 199.85 FEET TO AN IRON ROD SET AT THE NORTHEAST CORNER OF SAID BOYCE STREET BAPTIST CHURCH PROPERTY AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL;

THENCE, FOLLOWING THE NORTH BOUNDARY OF BOYCE STREET BAPTIST CHURCH PROPERTY, SOUTH 61 DEGREES 55 MINUTE 44 SECONDS WEST, A DISTANCE OF 159.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 31,948 SQUARE FEET OR 0.73 ACRES.

BEING THE SAME PROPERTY CONVEYED TO INSPIRITUS, INC., A GEORGIA NONPROFIT CORPORATION, BY DEED FROM SOUTHEASTERN SYNOD OF THE EVANGELICAL LUTHERAN CHURCH IN AMERICA, A NORTH CAROLINA CORPORATION, OF RECORD AS INSTRUMENT NO. 20220829-0097275, DATED AUGUST 25, 2022, SAID REGISTER'S OFFICE.