This Instrument Was Prepared:
Houston W. Howell
Reno & Cavanaugh, PLLC
424 Church Street, Suite 2910
Nashville, TN 37219

Karen Johnson Davidson County
Batch# 1305749 DEEDQC
08/04/2025 11:05:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250804-0061482

Address New Owner(s):	**Send Tax Bills to:**	**Tax Parcel No.:**
Metropolitan Development and Housing Agency 701 South Sixth Street Nashville, TN 37206	Exempt	069 000 252.00

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, **WOODBINE COMMUNITY ORGANIZATION (WCO), 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 known as 3031 Lawrence Avenue, Nashville, Tennessee.

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.

Grantor reserves certain rights of Landlord under that Ground Lease dated as of January 9, 2023 ("Ground Lease"), by and between Grantor, as Landlord, and WCO North River, LP, a Tennessee limited partnership, as Tenant (as assignee of ECG Acquisitions, LLC, a Tennessee limited liability company), as evidenced by that Memorandum of Ground Lease recorded in the land records for Davidson County, Tennessee, on August 1, 2025, as Instrument No. 202508040061480 (the "Memorandum"), as more particularly described in the Memorandum.

[Signatures on following page]

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of August, 2025.

WOODBINE COMMUNITY ORGANIZATION (WCO), INC., a Tennessee nonprofit corporation

By: _____
Anthony Woodham, Executive Director

STATE OF Tennessee)
)
COUNTY OF Robertson)

Before me, the undersigned authority, a Notary Public of said County and State, personally appeared Anthony Woodham, 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 Director of **WOODBINE COMMUNITY ORGANIZATION (WCO), INC.,** a Tennessee nonprofit corporation, the within named bargainor, and that he as such Executive Director executed the foregoing instrument for the purposes therein contained, by signing his name as Executive Director.

Witness my hand and seal, at Office in aforesaid county and state this 24 day of July, 2025.

_____
Notary Public

My Commission Expires: 6/24/2028

DEBBIE MILES
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

STATE OF TENNESSEE)
COUNTY OF Robertson)

The actual consideration for this transfer of property is $10.00 and no other monetary consideration.

Sworn to and subscribed before me this
24 day of July, 2025

Notary Public
My Commission Expires: 6/24/2028

DEBBIE MILES
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee being Lot 1, as shown on the Final Plat of Clarksville Pike, LLC & Curtis Street Development, of record in Instrument No. 20250606-0044666, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to WOODBINE COMMUNITY ORGANIZATION (WCO), INC., a Tennessee nonprofit corporation, by Deed from Curtis Street Development, LLC, a Tennessee limited liability company, and Clarksville Pike LLC, a New York limited liability company, of record in Instrument No. 20250804-0061317, dated July 30, 2025, in said Register's Office.

True Copy Certification

I, Jessica Mayberry, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on August 1, 2025.

Date: 8/1/25

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Olivia David, a notary public for this county and state, Jessica Mayberry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

Date: 8/1/2025

My Commission Expires: 9/05/2028
Notary Seal

