Karen Johnson
Batch # 1314093
08/25/2025 03 38 11 PM
Fees $27 00 Taxes $0 00

Davidson County
DEEDQC
5 pgs

20250825-0067980

This Instrument Was Prepared By:
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	16300012800

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, **AUTUMN LAKE APARTMENTS, L.P.**, a Tennessee limited partnership (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 its fee estate 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 improved property known as 2920 Hamilton Church Road, Antioch, Davidson County, Tennessee 37013.

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 18 day of August, 2025.

Autumn Lake Apartments, L.P.,
a Tennessee limited partnership

By: PL Autumn Lake, Inc, a Tennessee corporation, its General Partner

By _____
Clinton B. Gwin, President & CEO

STATE OF Tennessee
COUNTY OF Davidson

Before me, Jennifer S. Ogg, a Notary Public of said County and State, personally appeared Clinton B. Gwin, 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 & CEO of PL Autumn Lake, Inc., a Tennessee corporation, the General Partner of Autumn Lake Apartments, L P., a Tennessee limited partnership, the within named bargainor, and that he as such President & CEO executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as such President & CEO.

Witness my hand and seal, at Office in aforesaid county and state this 18 day of August, 2025.

_____
Notary Public

My Commission Expires: 3.9.2027

JENNIFER S. OGG
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

[SIGNATURE PAGE TO QUITCLAIM DEED]

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Sworn to and subscribed before me this
22nd day of August, 2025

Notary Public

My Commission Expires 09-05-28

OLIVIA DAVID
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-05-2028

EXHIBIT A

PROPERTY DESCRIPTION

BEING A CERTAIN TRACT OF LAND IN THE 32ND COUNCIL DISTRICT OF DAVIDSON COUNTY, CITY OF NASHVILLE, TENNESSEE BEING THE SAME PARCEL CONVEYED TO SCALINI, LLC, BY QUITCLAIM DEED OF RECORD IN INSTRUMENT NUMBER. 20130114-0004061, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE (R O.D C.T.), THE SAME BEING A PORTION OF LOT 2 AS SHOWN ON THE FINAL PLAT ENTITLED "HICKORY MANOR APARTMENTS" OF RECORD PER PLAT BOOK 9700, PAGE 103 (R O D.C T) SAID PARCEL IS BOUNDED ON THE NORTHWEST BY CAMBRIDGE AT HICKORY HOLLOW OWNER, LLC OF RECORD IN INSTRUMENT NUMBER 20190919-0095486, R.O.D C T AND BY WE PREAKNESS OWNER, LLC. OF RECORD IN INSTRUMENT NUMBER 20181231-0126024, R O D.C.T , ON THE NORTHEAST BY CENTURY COMMUNITIES OF TENNESSEE, LLC. OF RECORD IN INSTRUMENT NUMBER 20220721-0083740, R.O D C.T , ON THE EAST BY COMMERCE UNION BANK ET AL, TRS , OF RECORD IN DEED BOOK 6654, PAGE 905, R.O.D C.T., AND THE WESTERLY RIGHT-OF-WAY OF HAMILTON CHURCH ROAD (A 60' WIDE RIGHT-OF-WAY), AND ON THE SOUTH BY HICKORY NASHVILLE, L P OF RECORD IN INSTRUMENT NUMBER 20131031-0113296, R.O D C T , THE PERIMETER OF SAID PARCEL BEING DESCRIBED ACCORDING TO A SURVEY PREPARED BY MARK HERRICK, RLS NO. 3356 WHOSE ADDRESS IS RAGAN SMITH ASSOCIATES, 315 WOODLAND STREET, NASHVILLE, TENNESSEE 37206, TELEPHONE NUMBER 615-244-8591, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT A 1/2" IRON ROD (OLD) SAID POINT BEING THE MOST SOUTHEASTERLY CORNER OF THAT CERTAIN PARCEL AS DESCRIBED IN SAID INSTRUMENT NUMBER 20130114-0004061 (R.O.D C T), SAID POINT ALSO BEING IN THE WESTERLY RIGHT-OF-WAY OF HAMILTON CHURCH ROAD (A 60' WIDE RIGHT-OF-WAY), ALSO BEING THE COMMON CORNER WITH SAID HICKORY NASHVILLE, L P. PARCEL,

THENCE, LEAVING SAID RIGHT-OF-WAY AND WITH THE COMMON PARCEL LINE OF SAID HICKORY NASHVILLE, L P , PARCEL, FOR THE NEXT THREE (3) COURSES,

1) NORTH 75° 34' 34" WEST, 82.55 FEET TO A 1/2" IRON ROD (OLD),
2) THENCE SOUTH 66° 35' 08" WEST, 44 71 FEET TO A 1/2" IRON ROD (OLD) AND BEING THE WESTERLY BOUNDARY OF SAID LOT 2,
3) THENCE, ALONG THE WESTERLY BOUNDARY OF SAID LOT 2, NORTH 34° 25' 34" WEST, 535 24 FEET TO A 5/8" IRON ROD (OLD) WITH A BARGE WAGNER SUMNER & CANNON CAP IN THE COMMON PARCEL WITH THE SUBJECT PARCEL, SAID HICKORY NASHVILLE, L.P PARCEL, AND SAID CAMBRIDGE AT HICKORY HOLLOW OWNER, LLC PARCEL, AND ALSO BEING THE MOST WESTERLY CORNER OF SAID LOT 2,

THENCE, LEAVING SAID HICKORY NASHVILLE, L P PARCEL AND ALONG SAID CAMBRIDGE AT HICKORY HOLLOW OWNER, LLC. PARCEL AND THE NORTHWESTERLY BOUNDARY OF SAID LOT 2, NORTH 52° 55' 40" EAST, 41 60 FEET TO A 1/2" IRON ROD (OLD),

THENCE, ALONG SAID CAMBRIDGE AT HICKORY HOLLOW OWNER, LLC PARCEL AND THE NORTHWESTERLY BOUNDARY OF SAID LOT 2, NORTH 45° 51' 34" EAST, 127 27 FEET TO A 1/2" IRON ROD (OLD) IN THE COMMON PARCEL CORNER OF THE SUBJECT PARCEL, SAID CAMBRIDGE AT HICKORY OWNER, LLC PARCEL, AND WE PREAKNESS OWNER, LLC , PARCEL;

THENCE, LEAVING SAID CAMBRIDGE AT HICKORY HOLLOW OWNER, LLC PARCEL, AND ALONG SAID WE PREAKNESS OWNER, LLC PARCEL, AND THE NORTHWESTERLY BOUNDARY OF SAID LOT 2, NORTH 51° 29' 18" EAST, 664 60 FEET TO A 1/2" IRON ROD (OLD) IN THE COMMON PARCEL CORNER OF THE SUBJECT PARCEL, SAID WE PREAKNESS OWNER, LLC PARCEL, AND SAID CENTURY COMMUNITIES OF TENNESSEE, LLC , PARCEL, AND ALSO BEING THE MOST NORTHERLY CORNER OF SAID LOT 2,

THENCE, ALONG THE WESTERLY BOUNDARY OF SAID CENTURY COMMUNITIES OF TENNESSEE, LLC., PARCEL, SAID COMMERCE UNION ET AL, TRS PARCEL AND THE EASTERLY BOUNDARY OF SAID LOT 2, SOUTH 09° 29' 50" WEST, 273 30 FEET TO A 1/2" IRON ROD (OLD) IN THE WESTERLY RIGHT-OF-WAY OF HAMILTON CHURCH ROAD (A 60' WIDE RIGHT-OF-WAY) TO THE BEGINNING OF A 372 86 FOOT RADIUS CURVE TO THE LEFT WITH A CHORD BEARING AND DISTANCE OF SOUTH 19° 16' 53" WEST, 370 71 FEET,
THENCE, ALONG THE WESTERLY RIGHT-OF-WAY OF HAMILTON CHURCH ROAD (A 60' WIDE RIGHT-OF-WAY) AND THE EASTERLY BOUNDARY OF SAID LOT 2, SOUTHERLY, 372 86 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 21° 21'48" TO A 1/2" IRON ROD (OLD),

THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY AND THE EASTERLY BOUNDARY OF SAID LOT 2, SOUTH 08° 37' 53" WEST, 356.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 274,910 SQUARE FEET OR 6 31 ACRES, MORE OR LESS

THE PURPOSE OF THIS LEGAL DESCRIPTION IS TO PROVIDE AN AS-SURVEYED PERIMETER DESCRIPTION OF THE SUBJECT PARCEL

Being the same property conveyed to AUTUMN LAKE APARTMENTS, L.P., a Tennessee limited partnership, from SCALINI, LLC, a Tennessee limited liability company, by Warranty Deed dated November 5, 2024, filed of record on November 6, 2024, in Instrument No 20241106-0086456, in the Register's Office for Davidson County, Tennessee

EXHIBIT A