This Instrument Was Prepared By:
Tracy L. Childress, Esq.
Reno & Cavanaugh, PLLC
424 Church Street
Suite 2910
Nashville, TN 37219

Karen Johnson Davidson County
Batch # 1335921 DEEDQC
10/20/2025 10 11 12 AM 4 pgs
Fees $22 00 Taxes $0 00
20251020-0083253

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills to:	Tax Parcel No.:
Woodbine Community Organization (WCO), Inc 643 Spence Lane Nashville, TN 37217	Woodbine Community Organization (WCO), Inc. 643 Spence Lane Nashville, TN 37217	070-13-0-068.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Sworn to and subscribed before me this 15th day of October, 2025.

Notary Public

KEATON WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

My Commission Expires: 11/2/2026

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, **NELSON COMMUNITY PARTNERS, LLC**, a Tennessee limited liability company ("Grantor"), does hereby quitclaim, transfer and convey unto **WOODBINE COMMUNITY ORGANIZATION (WCO), INC.**, a Tennessee nonprofit corporation ("Grantee"), 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 unimproved property known as 2122 Buena Vista Pike, Nashville, Tennessee 37218 (the "Property").

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

[Signatures on following page]

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13 day of OCTOBER, 2025.

NELSON COMMUNITY PARTNERS, LLC, a Tennessee limited liability company

By: _____
Michael Nelson, its Chief Executive Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of said County and State, personally appeared Michael Nelson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Executive Officer of Nelson Community Partners, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Chief Executive Officer executed the foregoing instrument for the purposes therein contained, by signing the name of Nelson Community Partners, LLC, in its capacity as Chief Executive Officer of the limited liability company.

Witness my hand and seal, at Office in aforesaid county and state this 13 day of October, 2025.

_____
Notary Public

My Commission Expires: JULY 2, 2029

KELSEY OESMANN WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

[SIGNATURE PAGE TO QUITCLAIM DEED]

EXHIBIT A

PROPERTY DESCRIPTION

A tract of land in the 13th, formerly 23rd, Civil District of Davidson County, Tennessee, described as follows:

Beginning at a brick pier in the ground near the center of the county road, now known as Hamilton County Road, said pier being the northwest corner of Romans Cash and C.D. Mandwaring's lot; running thence north 32 degrees East 185 feet to a brick pier in said road; thence at right angles, South 58 degrees East 415 feet to a brick pier in the ground in the center of an intended street 80 feet wide; thence at right angles, south 32 degrees west, with said street, 185 feet to a brick pier, NBA Disciples Housing of Nashville, TN, Inc. northeast corner; thence north 58 degrees west, 415 feet to the beginning, containing 1.762 acres, more or less.

INCLUDED WITHIN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE is a portion of the property previously conveyed to Metropolitan Government of Nashville and Davidson County described as follows:

RIGHT-OF-WAY: Beginning at a point in the existing southern right-of-way margin of Buena Vista Pike, said point being the northwestern corner of the aforementioned Richard M. Davenport, Tr. property; thence leaving said existing southern right-of-way margin with the northerly boundary of said Davenport property S53'02'56"E, 19.16 feet to a point; thence leaving said northern boundary with a new line S36'50'49"W, 185.00 feet, to a point on the southern boundary of said Davenport property; thence with said southern boundary N53'02'56"W, 20.05 feet to a point on the aforementioned existing southern right-of-way of Buena Vista Pike, thence with said existing southern right-of-way N37'07'28.1"E, 185.01 feet, more or less, to the point of beginning, containing 3,627 square feet or 0.083 acres, more or less.

Being the same property conveyed to NELSON COMMUNITY PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Special Warranty Deed from 2122 BUENA VISTA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20241202-0093450, as corrected by Corrective Special Warranty Deed to convey property to WOODBINE COMMUNITY ORGANIZATION (WCO), INC., A TENNESSEE NONPROFIT CORPORATION, of record in Instrument No. 20250311-0018169, said Register's Office. Also see Instrument No. 20241202-0093451.

ALSO DESCRIBED AS:

Situate in the City of Nashville, the 2nd council district of Davidson County and the State of Tennessee and being all of a 1.5756 acre tract of land, in the name of Woodbine Community Organization (WCO), INC, as recorded in DC-20250311-0018169 and being more particularly described as follows:

Beginning at a found 5/8" iron pin "Littlejohn" on the northwest corner of a tract of land in the name of Christopher & Deborah Beach, as recorded in DB-20010709-0072681, and also being on the southerly right-of-way line of Buena Vista Pike;

Thence along the southerly line of said Beach lands, **South 53°25'33" East,** a distance of **370.50 feet** to a found 5/8" iron pin (without cap) on the northwesterly line of a tract of land in the name of T&W Amusement Company, Inc., as recorded in QC-20220329-0036248,

Thence along the northwesterly line of said T&W Amusement Company, Inc lands, **South 36°34'27" West,** a distance of **185.00 feet,** to a found 5/8" iron pin (without cap) on the easterly corner of a tract of land in the name of NBA Disciples Housing of Nashville, Tennessee, Inc., as recorded in DB-20020930-0118486;

Thence along the northeasterly line of said NBA Disciples Housing of Nashville, Tennessee, Inc. lands, **North 53°25'33" West,** a distance of **371.47 feet** to a set iron pin and cap on the aforementioned southerly right-of-way line of Buena Vista Pike;

Thence along the said southerly right-of-way line of Buena Vista Pike, **North 36°52'26" East,** a distance of **185.00 feet** to the **Point of Beginning**

Containing – 1.5756 acres (68,632 SqFt) of land and being subject to all other easements, encumbrances, rights, reservations or matter of title that may affect the subject parcel.
North and Bearing System based upon the Tennessee State Plane Coordinated System, NAD83 and referenced to the T.D.O.T. – G.N.S.S. network and collected utilizing a Spectra SP80 receiver during a field survey conducted by B A Land Professionals, LLC. on June 22, 2021.
This survey and description was prepared by or under the direct supervision of Donovan P. Benson, Tennessee RLS #3046.

Being the same property conveyed to NELSON COMMUNITY PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Special Warranty Deed from 2122 BUENA VISTA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20241202-0093450, as corrected by Corrective Special Warranty Deed to convey property to WOODBINE COMMUNITY ORGANIZATION (WCO), INC., A TENNESSEE NONPROFIT CORPORATION, of record in Instrument No. 20250311-0018169, said Register's Office. Also see Instrument No. 20241202-0093451.