Karen Johnson Davidson County
Batch # 1335921 DEEDWARRSP
10/20/2025 10 11 12 AM 5 pgs
Fees $28 00 Taxes $5,827 50
20251020-0083254

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

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel No.
Buena Vista Apartments, L.P 643 Spence Lane Nashville, TN 37217	Buena Vista Apartments, L.P. 643 Spence Lane Nashville, TN 37217	070-13-0-068.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Million Five Hundred Seventy-Five Thousand and No/100 Dollars ($1,575,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 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 in the consideration of the sum of One Million Five Hundred Seventy-Five Thousand and No/100 Dollars ($1,575,000.00), the receipt and sufficiency of which are hereby acknowledged, **WOODBINE COMMUNITY ORGANIZATION (WCO), INC.**, a Tennessee nonprofit corporation ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **BUENA VISTA APARTMENTS, L.P.**, a Tennessee limited partnership ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is unimproved property located at 2122 Buena Vista Pike, Nashville, Davidson County, Tennessee 37218.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

To have and to hold the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns in fee simple forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property.

Grantor covenants with Grantee that the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever claiming title against all acts of the Grantor herein and no other (except claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

Executed this 15th day of October, 2025.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

GRANTOR

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

By _____
Anthony B. Woodham, Executive Director

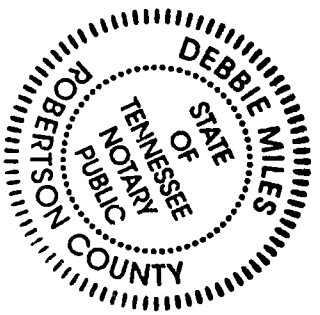
STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Robertson

Before me, the undersigned authority, a Notary Public of said County and State, personally appeared Anthony B 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 he as such Executive Director executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such Executive Director.

Witness my hand and seal at office in Nashville, Tennessee, this 13 day of October, 2025

_____
Notary Public

My Commission Expires: 6/24/2028



[SIGNATURE PAGE TO SPECIAL WARRANTY 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.

Further being the same property conveyed to WOODBINE COMMUNITY ORGANIZATION (WCO), INC., A TENNESSEE NONPROFIT CORPORATION, from NELSON COMMUNITY PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Quitclaim Deed of record as Instrument No. 20251020-0083253, in said Register's Office.

EXHIBIT B

Encumbrances

1. Sanitary Sewer Easement of record in Book 4058, Page 826, in the Register's Office of Davidson County, Tennessee.

2. Declaration of Restrictions and Covenants for Stormwater Facilities and Sewers by and between Woodbine Community Organization (WCO), Inc., a Tennessee nonprofit corporation, and Metropolitan Government of Nashville of record as Instrument No. 20250814-0064722, in said Register's Office.