Karen Johnson
Batch # 1335921
10/20/2025 10 11 12 AM
Fees $27 00 Taxes $0 00

Davidson County
DEEDQC
5 pgs

20251020-0083255

This Instrument Was Prepared:
Robert M. Holland, Jr.
Butler Snow LLP
1320 Adams Street, Suite 1400
Nashville, TN 37208

Address New Owner(s):	**Send Tax Bills to:**	**Tax Parcel No.:**
Metropolitan Development and Housing Agency 701 South Sixth Street Nashville, TN 37206	Exempt	07013006800

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, **BUENA VISTA 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 2122 Buena Vista Pike, Nashville, TN 37218.

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 15th day of October, 2025

Buena Vista Apartments, L.P.,
a Tennessee limited partnership

By: WCO Buena Vista GP, Inc , a Tennessee corporation, its General Partner

By _____
Anthony B. Woodham, President

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Robertson

Before me, Debbie Miles, 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 President of WCO Buena Vista GP, Inc., the General Partner of Buena Vista Apartments, L.P , the within named bargainor, a Tennessee limited partnership, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of WCO Buena Vista GP, Inc , in its capacity as General Partner of the limited partnership, and on its behalf, by himself as President of said General Partner

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

_____
Notary Public

My Commission Expires 6/24/28

DEBBIE MILES
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY

[SIGNATURE PAGE TO MDHA PILOT 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
15th day of October, 2025

K. Wilson
Notary Public
My Commission Expires: 11/2/2026

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

EXHIBIT A

PROPERTY DESCRIPTION

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.

Also 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.

Further being the same property conveyed to BUENA VISTA APARTMENTS, L.P., A TENNESSEE LIMITED PARTNERSHIP, by Special Warranty Deed from WOODBINE COMMUNITY ORGANIZATION (WCO), INC., A TENNESSEE NONPROFIT CORPORATION, of record as Instrument No. 20251020-0083254, in said Register's Office.

EXHIBIT A