7A

Prepared by and Return to:	Property Owner and Mail Tax Bills To:	Property Address:	Tax Parcel No(s).:
Butler Snow LLP Attention: Geoffrey A. Morris 6075 Poplar Avenue, Suite 500 Memphis, TN 38119 (901) 680-7200	Jefferson Commercial LLC 7115 South Point Parkway Brentwood, Tennessee 37027 Attn: Derrick Morgan	1726 Jefferson St, Nashville, TN 37208 1728 Jefferson St, Nashville, TN 37208 1730 Jefferson St, Nashville, TN 37208 1734 Jefferson St, Nashville, TN 37208	081-15-0-580.00 081-15-0-579.00 081-15-0-578.00 081-15-0-577.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **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. ("Grantor"), for and in consideration of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, does hereby bargain, sell, remise, release, quit claim and convey unto **JEFFERSON COMMERCIAL LLC**, a Tennessee limited liability company ("Grantee"), all of Grantor's right, title and interest in and to all of that certain real estate described in Exhibit "A" attached hereto and incorporated herein by this reference. This conveyance is made subject to the matters listed on Exhibit "B" attached hereto and incorporated herein by reference.

[SIGNATURE(S) FOLLOW]

Karen Johnson Davidson County
Batch # 1362705 DEEDQC
12/30/2025 09:15:05 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20251230-0103305

[Signature Page to Quitclaim Deed]

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative as of the 26th day of December, 2025.

GRANTOR:

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, a public body and a body corporate and politic organized and existing pursuant to Tennessee Code Annotated Section 13-20-101 *et seq.*

By: _____
Dr. Troy D. White, President and CEO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Robert M Holland Jr, a Notary Public of said County and State, personally appeared Dr. Troy D. White 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 and CEO of METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, the within named bargainor, a public body and a body corporate and politic organized and existing pursuant to Tennessee Code Annotated Section 13-20-101 et seq., and that he as such President and CEO executed the foregoing instrument for the purposes therein contained, by signing the name of METROPOLITAN DEVELOPMENT AND HOUSING AGENCY by himself as President and CEO.

Witness my hand and seal, at Office in Nashville, Tennessee, this 26th day of December, 2025.

_____
Notary Public

My Commission Expires: July 7, 2027

ROBERT M. HOLLAND
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXP. JULY 7, 2027
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

Affiant

Subscribed and sworn to before me this 26th day of December, 2025.

Notary Public

My Commission Expires: July 7, 2027

ROBERT M. HOLLAND
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXP. JULY 7, 2027
DAVIDSON COUNTY

EXHIBIT A
TO QUIT CLAIM DEED

Legal Description

Tract 2: (1726 Jefferson Street):

Land in Davidson County, Tennessee, described as follows, to-wit:

Being the Southerly part of Lot No. 41 on the Plan of J.M. & T.J. Harding's Subdivision of record in Book 21, page 81, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 53 feet on the northerly side of Jefferson Street and extends back 109.74 feet on the easterly line and 116.03 feet on the westerly line to the southerly boundary of Inter-State Highway and measures 53.28 feet thereon.

Tract 3: (1728 Jefferson Street):

Land in Davidson County, Tennessee, being Lots(s) 42, as shown on the map entitled J.M. & T.J. Harding Plan, of record in Plat Book 21, page 81, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Included in the above description but specifically excluded therefrom is that portion thereof described in Warranty Deed of record in Book 4219, page 20, said Register's Office.

Tract 4: (1730 Jefferson Street):

Land in Davidson County, Tennessee, being Lot(s) 43, as shown on the map entitled J.M. & T.J. Harding Plan, of record in Plat Book 21, page 81, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Included in the above property but specifically excluded therefrom is that portion thereof described in the Warranty Deed of record in Book 4170, page 360, said Register's Office.

Tract 5: (1734 Jefferson Street):

Land in Davidson County, Tennessee being Lot No. 44, on the Map of J.M. & T.J. Harding's Subdivision, of record in Plat Book 21, page 81, Register's Office for Davidson County, Tennessee, to which plan reference hereby made for a more complete description.

Less and Except that portion of property conveyed in Book 4225, page 296 and Book 5253, page 233, Register's Office for Davidson County, Tennessee, to which deed reference is here made for a more complete description of the excluded property.

Being the same property conveyed to Metropolitan Development and Housing Agency, by Quitclaim Deed from Jefferson Commercial LLC, of record in Instrument No. 20251230-0103304, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Ad Valorem Taxes for Nashville Metropolitan Davidson County, Tennessee for the year 2025
2. Deed of Trust by 1712 Jefferson Street, LLC a Tennessee limited liability company, trustor, to Elizabeth Holland, trustee, for the benefit of The Reinvestment Fund, Inc., a Pennsylvania nonprofit corporation, beneficiary, in the original principal amount of $2,600,000.00 dated July 12, 2024 of record in Instrument Number 20240712-0052636, Register's Office for Davidson County, Tennessee.
3. Grantor is not liable for any of the obligations set forth in this Exhibit B.