Karen Johnson Davidson County
Batch # 1455975 DEEDWARRSP
08/05/2026 03:09:55 PM 5 pgs
Fees: $28.00 Taxes: $10,508.00
20260805-0072206

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.
Woodbine Belmont, LP 643 Spence Lane Nashville, TN 37217	Woodbine Belmont, LP 643 Spence Lane Nashville, TN 37217	105-05-0-175-00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Million Eight Hundred Forty Thousand and No/100 Dollars ($2,840,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 14 day of July, 2026.

Notary Public

DEBBIE MILES NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY

My Commission Expires: 6/24/28

For and in the consideration of the sum of Two Million Eight Hundred Forty Thousand and No/100 Dollars ($2,840,000.00), 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 **WOODBINE BELMONT, LP**, 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 improved property located at 1429 12th Avenue South, Nashville, Davidson County, Tennessee 37203.

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

Declaration of Restrictive Covenants (Neighborhood Stabilization Program), dated as of October 16, 2009 by and between Grantor and the Metropolitan Development and Housing Agency, a Tennessee public body corporate and politic organized under the Tennessee Housing Authorities Law, T.C.A. §13-20-101, et. seq., of record as Instrument No. 20091022-0097821 (the "MDHA Declaration"). The Property shall be subject to the Affordability Restrictions set forth in the MDHA Declaration for the duration of the Affordability Period, as such terms are defined in the MDHA Declaration.

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.

Dated this 4th day of August, 2026.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

GRANTOR:

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

By: _____
Anthony B. Woodham, Executive Director

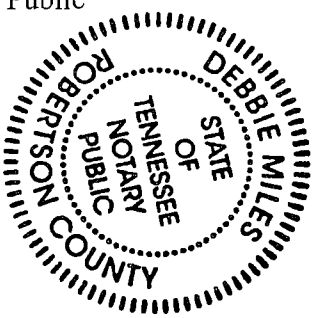
STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Robertson

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 14 day of July, 2026.

_____
Notary Public

My Commission Expires: 6/24/28



[SIGNATURE PAGE TO SPECIAL WARRANTY DEED]

EXHIBIT A

PROPERTY DESCRIPTION

Tract I

Land in Davidson County, Tennessee, being the northerly part of Lot No. 16 on the Plan of Welcher's Addition to Nashville, as of record in Book 21, page 97, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 16 fronts 50 feet, more or less, on the westerly side of 12th Avenue, South as widened and runs back between lines 197.7 feet, more or less, on the north lines and 191.23 feet on the south line to the easterly margin of an alley, on which it measures 50 feet thereon.

Tract II

Land in Davidson County, Tennessee, being Lot No. 17 on the Map of Welcher's Addition, as of record in Book 21, page 97, Register's Office for Davidson County, Tennessee.

Said Lot No. 17 fronts 101-1/2 feet on the westerly side of 12th Avenue, South formerly Kayne Avenue, and runs back between lines 185 feet on the northerly line and 170 feet on the southerly line to an alley in the rear measuring 100 feet thereon.

Tract III

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Edgehill Estates, Section 49, of record in Plat Book 4470, page 35, Register's Office for Davidson County, Tennessee.

Said Lot No. I fronts 45.71 feet on the west margin of 12th Avenue, South and extends back 187.18 feet on the south line and 193.77 feet on the north line, to a line on the rear, on which it measures 48 feet.

Being the same property conveyed to Woodbine Community Organization (WCO), Inc., by Limited Warranty Deed from Bank of Tennessee of record in Instrument No. 20091022-0097816, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Encumbrances

1. Restrictive covenants contained in the deed of record in Book 4875, Page 308, as amended by Certificate of Compliance filed for record in Book 6924, Page 614, in the Register's Office of Davidson County, Tennessee.

2. Declaration of Covenants, Conditions and Restrictions for Edgehill Urban Renewal Project of record in Book 4220, Page 723, revised in Book 6236, Page 263, in said Register's Office.

3. Declaration of Restrictive Covenants filed for record as Instrument No. 20091022-0097821, in said Register's Office.

4. All matters shown on the plat of record in Plat Book 4470, Page 35, in said Register's Office.

5. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20260623-0056213, in said Register's Office.