Karen Johnson Davidson County
Batch # 1455975 DEEDQC
08/05/2026 03:09:55 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260805-0072207

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

QUITCLAIM DEED

Address New Owner(s):	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 for this transfer is Ten and No/100 Dollars ($10.00).

Affiant

SUBSCRIBED AND SWORN TO before me, on this 4th day of August, 2026.

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 consideration of the sum of TEN and 00/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, **WOODBINE COMMUNITY ORGANIZATION (WCO), INC.**, a Tennessee nonprofit corporation (the "Grantor"), does hereby quitclaim unto **WOODBINE BELMONT, LP**, a Tennessee limited partnership ("Grantee"), its successors and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land located in Nashville, Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference together with all improvements, buildings, and structures located thereon (the "Property").

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

Witness my hand this 4th day of August, 2026.

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

DEBBIE MILES
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY

[SIGNATURE PAGE TO QUITCLAIM DEED]

EXHIBIT A
PROPERTY DESCRIPTION

Land located in the 17th Councilmanic District of Nashville, Davidson County, Tennessee at 1429 12th Avenue South. Being Lot 17 and part of Lot 16 on the final plat of Welcker's Addition of record in Plat Book 21, Page 97, Register's Office for Davidson County (R.O.D.C.) and Section Forty-Nine, Edgehill Estates of record in Plat Book 4470, Page 35, R.O.D.C. and being more particularly described as follows:

Beginning in the westerly right-of-way of 12th Avenue South at a northeasterly corner of Harry G. Demetros Jr., et ux, Gayle B. Demetros property of record in Instrument No. 20170720-0073633, R.O.D.C., said point of beginning being the most southeasterly corner of the subject tract and having Tennessee State Plane Coordinate (NAD 83) values of North 657,827.28, East 1,735,770.76;

Thence with the northerly boundary of said Demetros property North 79° 51' 52" West, 170.85 feet to the easterly right-of-way of Alley No. 428;

Thence with said easterly right-of-way North 09° 36' 47" East, passing an iron rod at 99.87 feet and continuing on, in all, 198.91 feet to a southwesterly corner of Trustees of Progressive Baptist Church property of record in Deed Book 3888, Page 595, R.O.D.C., said corner being South 82° 17' 15" East, 0.19 feet from an iron rod;

Thence with the southerly boundary of said Church property South 82° 17' 15" East, passing a witness P.K. spike at 195.72 feet and continuing on, in all, 198.22 feet to the westerly right-of-way of 12th Avenue South;

Thence with said westerly right-of-way as follows:

Southwesterly with a curve to the right 76.44 feet, said curve having a radius of 860.00 feet, a central angle of 05° 05' 33" and a chord of 76.41 feet at South 15° 29' 11.5" West;

South 18° 01' 58" West, 132.46 feet to the beginning.

Containing 37,676 Square Feet or 0.86 Acre, more or less, and being property conveyed to Woodbine Community Organization (WCO), Inc. by deed from Bank Of Tennessee of record as Instrument No. 20091022-0097816, R.O.D.C.

The above legal description was prepared by John M. Duffer, RLS No. 1431, with James + Associates, Inc., File No. 1819-12.3, dated April 30, 2026.

Being the same property conveyed to WOODBINE BELMONT, LP, A TENNESSEE LIMITED PARTNERSHIP, from WOODBINE COMMUNITY ORGANIZATION (WCO), INC., A TENNESSEE NONPROFIT CORPORATION, by Special Warranty Deed of record as Instrument No. 20260805 - 0072206, in the Register's Office of Davidson County, Tennessee.