Karen Johnson Davidson County
Batch # 1455975 DEEDQC
08/05/2026 03:09:55 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260805-0072209

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	10505017500

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, **WOODBINE BELMONT, LP**, 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 1429 12th Avenue S., Nashville, Tennessee 37203.

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 14th day of July, 2026.

WOODBINE BELMONT, LP, a
Tennessee limited partnership

By: **WOODBINE BELMONT GP, INC.**,
a Tennessee corporation, its General Partner

By: _____
Anthony B. Woodham, President

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 President of WOODBINE BELMONT GP, INC., a Tennessee corporation, the General Partner of WOODBINE BELMONT, LP, a Tennessee limited partnership, the within named bargainor, that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation in its capacity as General Partner of the partnership, and on its behalf, by himself as such President of the corporation.

Witness my hand and seal at office in the aforesaid county and state, 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 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
31st day of July, 2026

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

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.

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 and by Quitclaim Deed of record as Instrument No. 20260805-0072207, in the Register's Office of Davidson County, Tennessee.

The above described is subject to the following:

1. Metro Nashville Long Range Community Transportation Plan calls for an eventual right-of-way of 42.5 feet to centerline of 12th Avenue South. Current right-of-way is 40 feet from centerline.

2. Subject to DECLARATION OF THE BELMONT VILLAGE CONDOMINIUM of record as Instrument No. 20260805-0072208 R.O.D.C. See Plat Exhibit attached to said Instrument and on this sheet for proposed location of Units 1 and 2 plus Common Elements.

3. Subject to DECLARATION OF RESTRICTIONS AND COVENANTS FOR STORMWATER FACILITIES AND SYSTEMS of record as Instrument No. 20260623-0056213, R.O.D.C.