This instrument prepared by:
David T. Hooper
109 Westpark Drive, Suite 300
Brentwood, TN 37027

Record and return to:
Same as preparer

Karen Johnson Davidson County
Batch# 234437 DEEDQC
05/24/2019 11:36:11 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190524-0049417

Address of New Owner:
Moon Chaser Properties, LLC
109 Westpark Drive, Suite 300
Brentwood, TN 37027

Send Tax Bills to:
Same as new owner

Map/Parcel:
083 08 0 123.00

QUITCLAIM DEED

For good and valuable consideration, receipt of which is hereby acknowledged, James Bakke, hereinafter called Grantor, has bargained and sold, and by these presents does quitclaim, transfer and convey unto Moon Chaser Properties, LLC, hereinafter called Grantee, its heirs and assigns, all of Grantor's right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 101 on the Plan of Rosewood Heights, Section III, as of record in Book 2133, page 61, Register's Office for said County.
>
> Said Lot 101 fronts 73 feet on the east side of Potter Lane and runs back between lines, 150 feet on the south line and 146.8 feet on the north line, to a dead line in the rear on which it measures 72.9 feet.
>
> Being the same property conveyed to James Bakke by Warranty Deed from Pamela T. Brown, Trustee of the Charles Walter Wasson Special Needs Trust, of record on 08/05/2015, at Instrument No. 20150805-0078186, Davidson County Register of Deeds.

This conveyance is made subject to taxes for the current year and subsequent years and all easements, restrictions, covenants, liens and encumbrances of record.

This is improved property, known as 927 Potter Lane, Nashville, Tennessee 37206.

Deed prepared based on information and documents provided by the parties. No title examination has been performed by the attorney preparing this document. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 22 day of May, 2019.

James Bakke, Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, personally appeared the within named Grantor, James Bakke, with whom I am personally acquainted and who upon oath acknowledged that he executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 22 day of May, 2019.

Notary Public

My Commission Expires: DAVID HOOPER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires APRIL 28, 2020

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 0.00.

Moon Chaser Properties, LLC

By: James W. Bakke
Grantee

Subscribed and sworn to before me this 22 day of May, 2019.

Notary Public

My Commission Expires: DAVID HOOPER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires APRIL 28, 2020