QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 263150 DEEDQC
07/29/2019 09:36:16 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190729-0074199

Address New Owners as:	Tax Bill To:	Map / Parcel
Better Than I Found It 330 Franklin Rd STE 135A-208 Brentwood, TN 37027	New Owner	1490034600 And 14900004000

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, Sophia's Heart Foundation, Inc., a Tennessee Corporation, (hereinafter referred to as "Grantor") does hereby quitclaim, and convey unto Better Than I found It, a Tennessee Corporation, (hereinafter referred to as the "Grantee") its interest in the following described parcel of real estate located in Davidson County, Tennessee:

See Attached Exhibit A which is incorporated herein by this reference.

Being the same property conveyed to Sophia's Heart Foundation, Inc., a Tennessee Corporation by Executor's Deed from J. Randy York, Peggy Y. Miles and Charles D. York, Co-Executors of the Estate of Mignonette York Bearden deceased, of record in Instrument No. 20160316-0024915, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 4173 Moss Road, Antioch, TN 37013 and improved property known as 4157 Moss Road, Antioch, TN 37013.

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

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

Affiant

Subscribed and sworn to before me

This 25th day of July, 2019.

Notary Public

My Commission Expires: May 3, 2021

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor are further covenant and bind itself, its successors, and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 25th day of July, 2019.

Sophia's Heart Foundation, Inc.

By: Liu, Hsing

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared Hsing Liu, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be President of the Sophia's Heart Foundation, Inc. and as such President acknowledged that he/she is authorized to execute the foregoing instrument on behalf of the Sophia's Heart Foundation, Inc. the within named bargainor, a Tennessee Corporation, and that he/she as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the Tennessee Corporation by him/herself as Pres.

Witness my hand and seal, at Nashville, Tennessee, this 25th day of July 2019.

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY DAVIDSON

My Commission Expires: May 3, 2021

Notary Public

Exhibit A

ALTA/ACSM SURVEY
of
MIGNONETTE YORK HEIRS
PROPERTY
TAX MAP 149, PARCEL 40

Property lying in southeastern Nashville, Davidson County, Tennessee in the 28 Councilmanic District and being on the north margin of Moss Road and bounded on the south by Moss Road, and property belonging to Metropolitan Development and Housing Agency (MDHA) of record in Deed 20090701-0061539 in the Register's Office of Davidson County (RODC) and bounded on the east by properties belonging to Jimmy Massey of record in Deed Book 10186, Page 203 in the RODC, and by property belonging to Zia Wahid or record in Deed 20140220-00-14527 and by property belonging to the Fellowship Free Will Baptist Church, Inc. of record in Deed Book 9046, Page 492 in the RODC; and bounded on the north by property belonging to Randal York of record on Deed Book 4433, Page 332, and by property belonging to G.W. Miles of record in Deed Book 4433, Page 329, and by property belonging to Weldon Kidd of record in Deed Book 4176, Page 699A in the RODC; and on the east by property belonging to Vera Arnold, Trustee, in a Quit Claim Deed 20070322-0035044, and by property belonging to George Barnes of record in Quit Claim Deed 19991228-0307447 and more specifically described as follows:

Beginning on an existing iron pin on the north margin of Moss Road at the northeast corner of MDHA property and being approximately 800 feet north of the intersection of Winton Drive and Moss Road; thence leaving the right of way of Moss Road with MDHA's north line N-84° 06' 38"-W, 563.32' to an existing iron pin at a southwest fence corner of the herein described tract; thence N-06° 32' 53"-E, 751.47' to an existing iron pin at a fence corner; thence N-82° 53' 51"-W, 583.26' to an iron pin set at the southeastern corner of Massey; thence N-05° 49' 25"-E, 11.30' to an existing iron pin at the southeast corner of Wahid; thence N-05° 49' 25"-E, 154.22' to an existing iron pin at the southeast corner of the Free Will Baptist Church property; thence N-06° 03' 18"-E, 411.31' to an existing iron pin at the northeast corner of the church property and the southwest corner of York property; thence with York property S-83° 44' 02"-E, 212.94' to an existing iron pin; thence N-06° 17' 38"-E, 203.70' to an existing iron pin; thence S-83° 43' 10"-E, 236.83' to an existing iron pin at the southeast corner of Miles property; thence N-06° 17' 19"-E, 379.99' to an existing iron pin at the northeast corner of Miles in Kidd's south line; thence with Kidd's south line S-82° 25' 58"-E, 1190.05' to an iron pin set at the northeast corner of this described tract; thence S-04° 24' 42"-W, 497.78' to a fence post at the southwest corner of Trustee Arnold's property and the northwest corner of Barnes; thence with Barnes the following S-04° 16' 05"-W, 662.67' to an iron pin set at Barnes' southwest corner; thence S-80° 05' 53"-E, 476.28' to an iron pin set on the northerly margin of Moss Road at Barnes' southeast corner; thence with the margin of Moss Road the following; around a curve to the right an arc distance of 195.61' with a radius of 377.16', and a cord bearing and distance S-40° 04' 01"-W, 193.42' to an iron pin set; thence S-55° 50' 45"-W, 351.23' to an iron pin set on the north margin of said road; thence around a curve to the right an arc distance of 213.30' with a radius of 560.00' and a cord bearing and distance S-67° 16' 28"-W, 212.01' to an iron pin; thence S-78° 39' 27"-W, 178.17' to an iron pin; thence around a curve to the left an arc distance of 136.71' with a radius of 840.66' and a cord bearing and distance S-74° 10' 44"-W, 136.56' to an iron pin; thence S-69° 39' 18"-W, 19.14' to an iron pin; thence around a curve to the left an arc distance 137.77' with a radius of 515.60' and a cord bearing and distance S-62° 21' 22"-W, 137.36' to an iron pin; thence S-55° 03' 27"-W, 27.58' to an iron pin, the point of beginning and containing 59.30 acres according to a survey by Galyon Northcutt Surveying dated December 11, 2015.