Tax Liability & Owner:
Al Salam Mosque
1038 Murfreesboro Pike
Nashville, Tennessee 37212

This instrument prepared by:
Shawn C. Trail, Attorney, P.C.
117 South Spring Street
Manchester, Tennessee 37355

Karen Johnson Davidson County
Batch# 348678 DEEDWARR
01/27/2020 10:02:44 AM 3 pgs
Fees: $18.00 Taxes: $4,625.00
20200127-0009351

Map 106, Group 16, Parcels 059.00 & 061.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, JOHN J. YOON and wife, SUSIE M. YOON, have bargained and sold and by these presents do hereby transfer and convey unto AL SALAM MOSQUE, a nonprofit corporation, its successors and assigns, a certain tract or parcel of land in the Second Civil District of Davidson County, Tennessee, bounded and described as follows, to-wit:

Parcel 059.00:
Lying in the 2nd Civil District of Davidson County, TN described according to a survey by The Reasons Company R.L.S. #1665, dated August 30, 2000, and being a tract of land belonging to Mandell L. Cypress, et al as described in Deed Book 7418, page 983 (Parcel 59) at the Register's Office of Davidson County, TN and being more particularly described as follows:

Beginning at a new iron rod at the Southwest corner of the herein described tract in the North R.O.W. of Murfreesboro Pike; thence leaving said R.O.W. North 43 degrees 13 minutes 32 seconds East 189.33 feet to a new p.k. nail; thence South 50 degrees 52 minutes 08 seconds East 91.06 feet to an old metal spike in the West P.O.W. of Philfre Court; thence with said R.O.W. South 40 degrees 25 minutes 57 seconds West 165.51 feet to an old concrete monument; thence with a curve to the right with radius = 25.00 feet, length = 39.05 feet and tangent = 24.78 feet to an old concrete monument in the North R.O.W. North 50 degrees 04 minutes 31 seconds West 75.49 feet to the beginning and containing 0.413 acre.

Parcel 061.00:
Lying in the 2nd Civil District of Davidson County, TN described according to a survey by The Reasons Company R.L.S. #1665, dated August 30, 2000, and being a tract of land belonging to Mandell L. Cypress, et al as described in Deed Book 7418, Page 983 (Parcel 61) at the Register's Office of Davidson County, TN and being more particularly described as follows:

Beginning at a new iron rod in the West R.O.W. of Philfre Court at the Southwest corner of Stewart; thence with said R.O.W. along a curve to the left with radius = 703.40 feet, length = 275.21 feet and chord = South 50 degrees 57 minutes 01 seconds West 273.48 feet to an old metal spike in said R.O.W.; thence leaving said R.O.W. North 50 degrees 52 minutes 08 seconds West 274.12 feet to an old concrete monument in the East R.O.W. of Mill Creek Road; thence with said R.O.W North 42 degrees 40

minutes 50 seconds East 300.00 feet to a new iron rod in said R.O.W. at the Southwest corner of Brewer; thence with the South line of Brewer South 50 degrees 35 minutes 29 seconds East 272.50 feet to a new iron rod at the Northwest corner of Stewart; thence with Stewart South 12 degrees 57 minutes 45 seconds East 49.50 feet to the point of beginning and containing 1.958 acre.

And being a portion of the same property conveyed to John J. Yoon and wife, Susie M. Yoon by Special Warranty Deed from Cypress & Guttman, a Tennessee General Partnership, dated August 31, 2000 and recorded August 31, 2000 at 2:46 P.M. as Instrument Number 200008310086388, Register's Office of Davidson County, Tennessee. See also Deed of Correction, dated October 10, 2000 and recorded October 10, 2000 at 12:00 P.M., as Instrument Number 200010100100502, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback line, easements and rights of way for public utilities; including but not limited to any and all matters on subdivision Plat for Glenview Commercial Development record in Book 3700, page 152, Register's Office of Davidson County; Subject to General Easement Agreement from Mandell L. Cypress and Jerome B. Guttman and Frances C. Cypress Family Trust, David E. Cypress, Trustee to Mandell L. Cypress and Jermoe B. Guttman, recorded July 19, 2000 as Instrument No. 200007190070921 and in Instrument No. 200008310086387; Sanitary Sewers and/or Storm Drainage Easement of record in Book 4067, Page 841; all of record in Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said AL SALAM MOSQUE, a nonprofit corporation, its successors and assigns, forever.

AND WE DO COVENANT with AL SALAM MOSQUE, a nonprofit corporation, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns to warrant and forever defend the title of said land to AL SALAM MOSQUE, a nonprofit corporation, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands, this the 17th day of January, 2020.

John J. Yoon

Susie M. Yoon

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF COFFEE)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named JOHN J. YOON and wife, SUSIE M. YOON, with whom I am personally acquainted, or satisfactorily proved to be, and who acknowledged that they executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of January, 2020.

SHAWN TRAIL STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

NOTARY PUBLIC

My Commission Expires: January 18, 2022

STATE OF TENNESSEE, ~~DAVIDSON~~ Coffee COUNTY;

I swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $1,250,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair sale.

AFFIANT

Sworn to and subscribed before me this 17th day of January, 2020.

SHAWN TRAIL STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

NOTARY PUBLIC

My Commission Expires: 1-18-22