THIS INSTRUMENT PREPARED BY:

Law Office of Joy Kimbrough
5570 Knob Road
Nashville, TN 37209
615.512.0933

Parcel No. 058 16 0 052.00

Karen Johnson Davidson County
Batch# 392288 DEEDQC
04/27/2020 03:34:58 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200427-0043955

QUIT CLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination conducted by the Law Office of Joy Kimbrough.

KNOW ALL MEN BY THESE PRESENTS, that, Karon DeAndre Moseley, a soon to be married man*, for and in consideration of Ten (10) Dollars, does hereby bargain, sell, remise, quitclaim and convey unto Ronald L. Moseley, a married man, all of his interest in the following described real property situated in Davidson County, Tennessee, to wit:

Land in the 13th Civil District of Davidson County, Tennessee, being part of Tract No. 9 on the Map of Fairview Subdivision, as of record in Book 974, Page 41, and Plat Book 1130, Page 54, Register's Office for said County, Tennessee, described as follows:

Beginning at a point on the existing easterly right-of-way of Clarksville Highway, the said point being located 215.0 feet north of the southwest corner of the property conveyed to William Lee Scott as of record in Book 3508, Page 463, Register's Office for Davidson County, Tennessee; thence along the aforementioned right-of-way north 8 deg. 30' east 177.50 feet to a point thence south 79 deg. east 85.50 feet to a point; thence south 13 deg. 07' west 174.20 feet to a point on Scott's northerly line; thence with Scott's northerly line 70.00 feet to the point of beginning.

Being the same property conveyed to Karon DeAndre Moseley by Quit Claim Deed from Ronald L. Moseley, of record in Instrument Number 20171025-0109609, Register's Office for Davidson County, Tennessee, dated October 25, 2017 and recorded on October 25, 2017.

*Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests.

This improved property is also known as 4028 Clarksville Highway, Nashville, TN 37218.

WAIVER OF LIABILITY FOR QUITCLAIM DEED

The undersigned is transferring property pursuant to a Quitclaim Deed prepared by the Law Office of Joy Kimbrough. The undersigned hereby acknowledges that he is fully aware that said Quitclaim Deed can only transfer that interest that the undersigned actually has in the property at the time said Quitclaim Deed is executed. The undersigned hereby agrees to hold harmless the Law Office of Joy Kimbrough for any loss or expense, including attorneys' fees, sustained because of or relating to the execution of said Quitclaim Deed. The Law Office of Joy Kimbrough is not insuring the title of the property being transferred pursuant to said Quitclaim Deed.

The undersigned transferor also agrees to hold harmless the Law Office of Joy Kimbrough for any obligations, duties, commitments, or other restrictions that may exist with respect to the property being transferred/deeded. The undersigned also acknowledges that he has had an opportunity to fully determine whether quitclaiming said property will result in any adverse consequences, whether legal, tax, or other consequences, and assumes all liability if said transfer of the property via Quitclaim Deed should result in damages and/or breach of duty owed by the transferor to other parties, including, inter alia, lenders, condo associations and governmental entities.

Karon DeAndre' Moseley

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Karon DeAndre Moseley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 21st day of April, 2020.

NOTARY PUBLIC

My commission expires: Nov. 08, 2022

LATOYA C. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Nov. 8, 2022

IN TESTIMONY WHEREOF I have executed this instrument this the 21st day of April, 2020.

Karon DeAndre' Moseley

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Karon DeAndre Moseley, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 21st day of April, 20 20.

NOTARY PUBLIC

My commission expires: Nov. 08, 2022

LATOYA C. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Nov. 8, 2022

I or we do hereby swear or affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $10.00.

Affiant

Subscribed before me this 21st day of April, 2020.

Notary Public

LATOYA C. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Nov. 8, 2022

My commission expires: NOV. 08, 2022

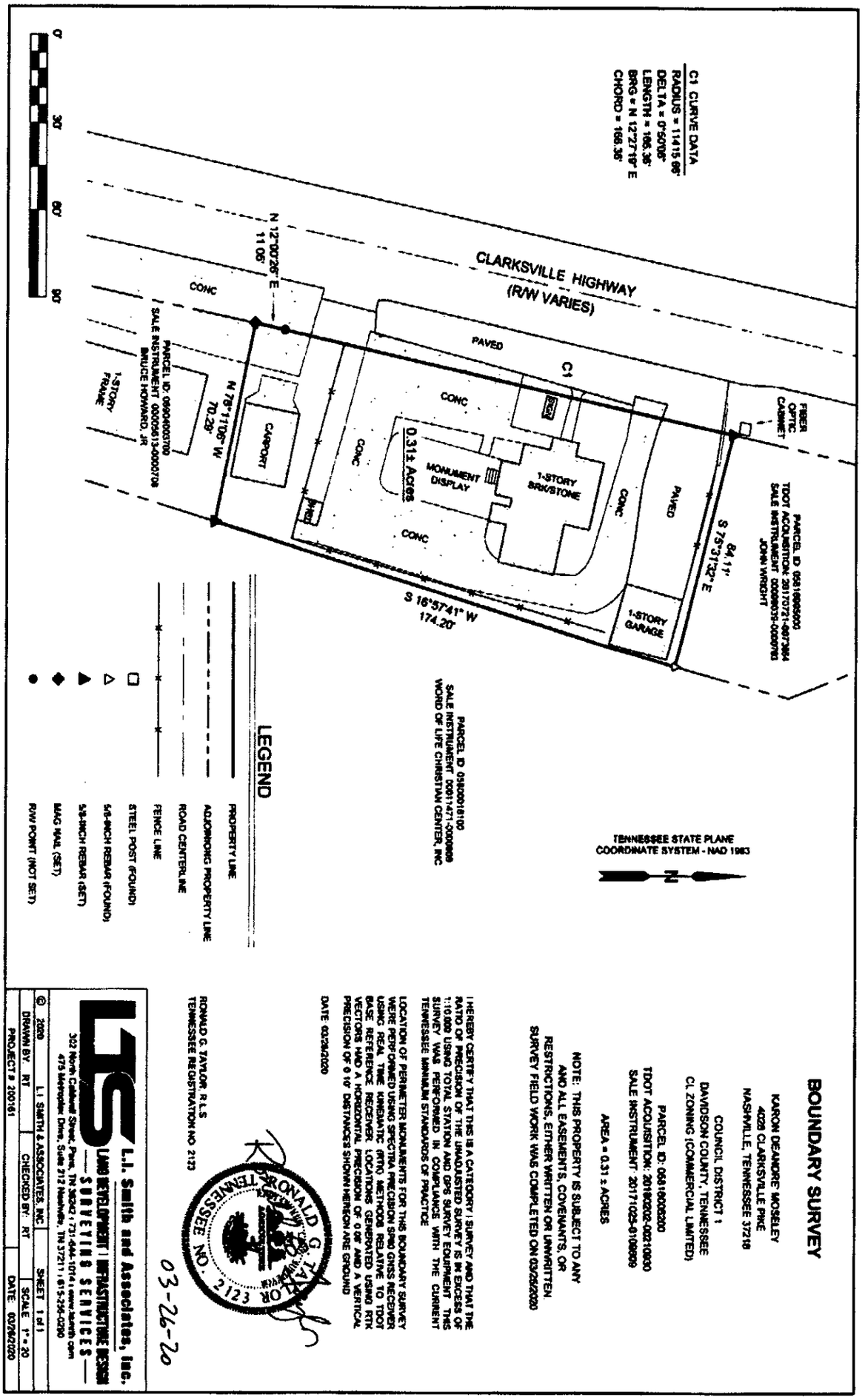
Property Address known as: 4028 Clarksville Highway, Nashville, TN 37218.

Owner's Name: Ronald L. Moseley

NEW OWNER:

Mail Tax Bills To: Ronald L. Moseley, 4012 Ridgemont Drive, Nashville, TN 37207

Owner's Address: 4012 Ridgemont Drive, Nashville, TN 37207.



LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- ROAD CENTERLINE
- FENCE LINE
- STEEL POST (FOUND)
- 5/8-INCH REBAR (FOUND)
- 5/8-INCH REBAR (SET)
- MAG NAIL (SET)
- R/W POINT (NOT SET)

BOUNDARY SURVEY

KARON DEANDRE' MOSELEY
4028 CLARKSVILLE PIKE
NASHVILLE, TENNESSEE 37218

COUNCIL DISTRICT 1
DAVIDSON COUNTY, TENNESSEE
CL ZONING (COMMERCIAL LIMITED)

PARCEL ID: 066160D05200
TDOT ACQUISITION: 20190205-0021080
SALE INSTRUMENT: 20171025-0108899

AREA = 0.31 ± ACRES

NOTE: THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS, EITHER WRITTEN OR UNWRITTEN. SURVEY FIELD WORK WAS COMPLETED ON 03/25/2020

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS IN EXCESS OF 1:10,000 USING TOTAL STATION AND GPS SURVEY EQUIPMENT. THIS SURVEY WAS PERFORMED IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE

LOCATION OF PERIMETER MONUMENTS FOR THIS BOUNDARY SURVEY WERE PERFORMED USING SPECTRA PRECISION SP80 GNSS RECEIVER USING REAL TIME KINEMATIC (RTK) METHODS RELATIVE TO TDOT BASE REFERENCE RECEIVER. LOCATIONS GENERATED USING RTK VECTORS HAD A HORIZONTAL PRECISION OF 0.05' AND A VERTICAL PRECISION OF 0.10' DISTANCES SHOWN HEREON ARE GROUND

DATE 03/26/2020

RONALD G. TAYLOR, R.L.S.
TENNESSEE REGISTRATION NO. 2123

03-26-20

L.I. Smith and Associates, inc.
LAND DEVELOPMENT | INFRASTRUCTURE DESIGN
— SURVEYING SERVICES —
302 North Cobbwell Street, Paris, TN 38242 | 731-644-1014 | www.lismith.com
475 Metroplex Drive, Suite 212 Nashville, TN 37211 | 615-346-0290

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DRAWN BY: RT	CHECKED BY: RT	SHEET: 1 of 1	
PROJECT #: 20016		SCALE: 1" = 20'	
		DATE: 03/26/2020	