Karen Johnson Davidson County
Batch# 531161 DEEDQC
12/11/2020 11:47:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20201211-0145590

This Instrument Prepared By:
BONE MCALLESTER NORTON PLLC (APP)
Nashville City Center
511 Union Street, Suite 1600
Nashville, Tennessee 37219

QUITCLAIM DEED

New Owner(s) & Address	**Send Tax Bills To:**	**Map & Parcel No.:**
BEING, LLC 924 Jefferson Street Nashville, Tennessee 37208	New Owner	071-12-0-195.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **KELVIN A . MOSES**, a married man ("Grantor"), does hereby quitclaim and convey unto **BEING – BLACK EMPOWERMENT INVESTMENT GROUP LLC**, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, forever, all of Grantor's right, title and interest in and to the following parcel of real estate located in Davidson County, Tennessee, as more particularly described on **Exhibit A** attached hereto and incorporated by this reference (the "Property").

The Grantor makes no representations or warranties whatsoever with regards to the Property or the Grantor's interest therein. Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. This is improved property known as 901 Oneida Avenue, Nashville, Davidson County, Tennessee 37207. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. The attorney preparing this Deed makes no warranty or representation regarding the accuracy of the legal description. This instrument is prepared without the benefit of title search or abstract and the preparer gives no opinion as to title. This instrument may be executed in counterparts.

Katarzyna Kent-Moses, the spouse of Kelvin A. Moses, joins in this conveyance for the purpose of conveying her marital rights, title and interest in the Property.

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 7 day of December, 2020.

GRANTOR:

Kelvin A. Moses

Katarzyna Kent-Moses

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public of the state and county mentioned, personally appeared Kelvin A. Moses, 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 within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 7 day of December, 2020.

Notary Public

My Commission Expires: 1/30/2024

JAMIE N. CRUMPLER
STATE OF TENNESSEE NOTARY PUBLIC
HICKMAN COUNTY
MY COMMISSION EXPIRES 1-30-2024

STATE OF TENNESSEE
COUNTY OF Davidson

~~Before me,~~ *a Notary Public of the state and county mentioned, personally appeared Katarzyna Kent-*Moses, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 7 day of December, 2020.

Notary Public

My Commission Expires: 1/24/2020

JAMIE N. CRUMPLER
STATE OF TENNESSEE NOTARY PUBLIC
HICKMAN COUNTY
MY COMMISSION EXPIRES 1-30-2024

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

AFFIANT

Subscribed and sworn to before me, this 7 day of December, 2020.

NOTARY PUBLIC

My Commission Expires: 1/24/2020

JAMIE N. CRUMPLER
STATE OF TENNESSEE
NOTARY PUBLIC
HICKMAN COUNTY
MY COMMISSION EXPIRES 1-30-2024

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 95 on the Map of Victory Heights Subdivision of record in Plat Book 1130, page 97, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a Point in the North margin on Oneida Avenue at the corner of the Lot Nos 95 and 96; thence with the line between said lots, Northerly 167.4 feet to a point; thence Westerly 60.7 feet to the Easterly margin of Montgomery Avenue; thence with the margin of the same Southerly 143.1 feet (144.6 feet field measurements) to beginning of a curve; thence around said curve Southeasterly 39.27 feet to the North margin of Oneida Avenue; thence with the margin of the same Easterly 36.4 feet to the *beginning*.

Being the same property conveyed to Kelvin A. Moses, by deed of record in Instrument No. 20200423-0042630, Register's Office for Davidson County, Tennessee.

This is improved property located at 901 Oneida Avenue, Nashville, Davidson County, Tennessee 37207.

CERTIFICATE OF AUTHENTICITY

I, Andrea P. Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Andrea P. Perry
Signature

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Kimberley J. Raymond a notary public for this county and state, Andrea P. Perry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kimberley J Raymond
Notary's Signature

My Commission Expires: 7-5-21.

