This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive, Suite 140
Brentwood, TN 37027

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Karen Johnson Davidson County
Batch# 590636 DEEDQC
03/12/2021 09:31:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20210312-0032831

Address New Owner:	*Send Tax Bills To:*	*Map-Parcel*
SAMUEL MOON	SAME	09315037100
3675 MORGAN RD		09315037200
BUFORD, GA 30519		09315037300
		09316004200
		09316004300
		09316004500
		09316004600
		09316004700
		09316004800

STATE OF Tennessee)
)
COUNTY OF Williamson)

The actual consideration for this transfer is NONE (0). [Exempt pursuant to T.C.A. §67-4-409(a)(4)].

AFFIANT

Sworn to and subscribed before me this 10th day of March, 2021.

MAGDALENE L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 9-24-2023

Notary Public
My Commission Expires: _____

QUITCLAIM DEED

FOR -$10- DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, HANNAH MOON, hereinafter called Grantor, for the express purpose of conveying all of her right, title and interest in this property, does hereby quitclaim and convey unto SAMUEL MOON, all of her right, title and interest in the following described real estate in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof.

[SIGNATURE FOLLOWS ON THE NEXT PAGE]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 08 day of MARCH, 2021.

BY: _____
HANNAH MOON

STATE OF Georgia)
)
COUNTY OF Gwinnett)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HANNAH MOON, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 08 day of MARCH 2021, 2021.

Arjumand A Naqash
Gwinnett County
Notary
Public
Expires
09-03-2023
STATE OF GEORGIA

_____
NOTARY PUBLIC

My Commission Expires: 09/03/2023

EXHIBIT A
Property Description

This Instrument Prepared By
Jesse E. Walker, RLS, PE
Walker Engineering - PO Box 210456
Nashville, TN 37221 615-646-8228

Being a tract of land in the 17th Councilmanic District of Davidson County, Tennessee, located on the south side of Lafayette Street, the east side of Wharf Avenue, and west side of Claiborne Street, and being shown as Parcels 371.00, 372.00 and 373.00 on Davidson County Tax Map 093-15, and Parcels 042.00, 043.00, 045.00, 046.00, 047.00 and 048.00 on Davidson County Tax map 093-16 belonging to Jamil Bahur and Hamied Saleh, as evidenced in Instrument 20020522-0062306 in the Register's Office for Davidson County, Tennessee (RODCT), and being more particularly described as follows:

BEGINNING at an iron pin located at the intersection with the southerly right-of-way line of Lafayette Street and the easterly right-of-way line of Wharf Avenue, said iron pin being in the west line of the tract herein described, thence;

1) Leaving the easterly right-of-way line of Wharf Avenue and with the southerly right-of-way line of Lafayette Street, with a curve turning to the right with an arc length of 45.46 feet, with a delta angle of 104 degrees 11 minutes 04 seconds, with a radius of 25.00 feet, with a chord bearing of North 60 degrees 51 minutes 07 seconds East and chord length of 39.45 feet to a mag nail, thence;

2) With the south right-of-way line of Lafayette Street, South 67 degrees 03 minutes 22 seconds East a distance of 300.14 feet to an iron pin, thence;

3) With a curve turning to the right with an arc length of 19.69 feet, with a delta angle of 21 degrees 58 minutes 19 seconds, with a radius of 15.00 feet, with a chord bearing of South 29 degrees 27 minutes 12 seconds East and chord length of 18.31 feet to an iron pin, said iron pin being at the intersection of the southerly right-of-way line of Lafayette Street and the westerly right-of-way line of Claiborne Street, thence;

4) Leaving the southerly right-of-way line of Lafayette Street and with the westerly right-of-way line of Claiborne Street, South 08 degrees 08 minutes 58 seconds West, a distance of 44.40 feet to an iron pin, thence;

5) Leaving the westerly right-of-way line of Claiborne Street and with the northerly right-of-way line of an unnumbered alley, North 81 degrees 48 minutes 54 seconds West, a distance of 70.00 feet to an iron pin, thence;

6) With the westerly right-of-way line of the unnumbered alley, South 08 degrees 08 minutes 10 seconds West, a distance of 20.01 feet to an iron pin, thence;

7) Leaving the westerly right-of-way line of the unnumbered alley and with the southerly right-of-way line of the unnumbered alley, South 81 degrees 48 minutes 54 seconds East, a distance of 70.00 feet to an iron pin, said iron pin being at the intersection of the southerly right-of-way line of the unnumbered alley and the westerly right-of-way line of Claiborne Street, thence;

8) Leaving the unnumbered alley and with the westerly right-of-way line of Claiborne Street, South 08 degrees 08 minutes 58 seconds West, a distance of 60.00 feet to a mag nail, said mag nail being at the intersection of the westerly right-of-way line of Claiborne Street and the northerly right-of-way line of alley number 158, thence;

9) Leaving said right-of-way line of Claiborne Street and with the northerly right-of-way line of said alley, North 81 degrees 48 minutes 54 seconds West, a distance of 175.29 feet to an iron pin, thence;

10) Leaving the northerly right-of-way line of alley number 158, and with the westerly line of the property herein described, North 08 degrees 27 minutes 17 seconds East, a distance of 20.22 feet to an iron pin, thence;

11) Continuing with the southerly line the property herein described, North 82 degrees 20 minutes 00 seconds West, a distance of 159.41 feet to an iron pin, said iron pin being on the easterly right-of-way line of Wharf Avenue, thence;

12) With the westerly line of the tract herein described and with the easterly right-of-way line of Wharf Avenue, North 08 degrees 45 minutes 36 seconds East, a distance of 172.67 feet to an iron pin, the BEGINNING, containing 1.2683 acres or 55,246 square feet, more or less, according to a survey by Jesse E. Walker, RLS, PE, dated October 31, 2013.

Being the same property conveyed to HANNAH MOON, by Warranty Deed of record from JAMIL BAHUR and HAMIED SALEH, in Instrument Number 20140108-0002071, Register's Office for Davidson County.

And being the same property subject to the Agreed Order Reforming Deed, Davidson County Chancery Court Case Number 19-1092-III, dated September 14, 2020, and filed of record in Instrument Number 20200917-0106443, Register's Office for Davidson County.

The foregoing legal description is the same as contained in the Agreed Order Reforming Deed, filed of record in Instrument Number 20200917-0106443, Register's Office for Davidson County.

This is improved property now known as

99 Lafayette Street, Nashville, Tennessee 37210
101 Lafayette Street, Nashville, Tennessee 37210
53 Wharf Avenue, Nashville, Tennessee 37210
103 Lafayette Street, Nashville, Tennessee 37210
105 Lafayette Street, Nashville, Tennessee 37210
113 Lafayette Street, Nashville, Tennessee 37210
115 Lafayette Street, Nashville, Tennessee 37210
30 Clairborne Street, Nashville, Tennessee 37210
28 Clairborne Street, Nashville, Tennessee 37210

Tennessee Certification of Electronic Document

I, James M. Adcox III, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

James M Adcox III
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Stacy Boyett, a notary public for this county and state,
Notary's Name

James M. Adcox III, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Stacy Boyett
Notary's Signature

MY COMMISSION EXPIRES: 2-19-2023

NOTARY'S SEAL

STACY BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

00569731