**THIS INSTRUMENT PREPARED BY:**

**Greg Oakley, Esq.**
**4300 Sidco Dr. Ste 200**
**Nashville TN 37204**

Karen Johnson Davidson County
Batch# 791452 DEEDQC
01/18/2022 09:30:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220118-0006452

| **ADDRESS NEW OWNER** | **SEND TAX BILLS TO** | **MAP/PARCEL** |
|---|---|---|
| William S. Barnes III<br>1613A Glen Echo Rd<br>Nashville TN 37215 | Same as New Owner | 21-60 |

# QUITCLAIM DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **HARU SAKURA, LLC** ("Grantor" herein), does hereby quitclaim transfer, convey, and confirm unto **WILLIAMS S. BARNES iii** ("Grantee" herein), its heirs, successors, and assigns, all of Grantor's right, title and interest in and to those certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly described on **Exhibit A** attached hereto.

This conveyance is subject to any and all existing easements, restrictions, and other matters of record. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hand as of this 11th day of January, 2022.

HARU SAKURA, LLC

By: Williams S. Barnes III
ITS: Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $10.00.

Affiant

Sworn to and subscribed before me this 11th day of January, 2022.

Notary Public

My Commission Expires: 1/8/2024

HOLLY VILA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Holly Vila, a Notary Public of the State and County aforesaid, personally appeared William S. Barnes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained, and that he had the authority to do so.

Witness my hand and seal at Nashville, Davidson Ctr, this 11 day of January 2022.

Notary Public

My Commission Expires: 1/8/2024

HOLLY VILA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

## EXHIBIT A

## LEGAL DESCRIPTION

Land in Davidson County, Tennessee being the easterly 60 feet of the southerly 150 feet of Block No. 18 on the map of the Realty Savings and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition of record in Plat Book 421, Page 18, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Said part of Block No. 18 fronts 60 feet on the northerly side of ldaho Avenue, formerly 5th Avenue North, formerly 9th Street, 150 feet to an alley.

Being the same property conveyed to Haru Sakura, LLC by quitclaim deed by William S. Barnes of record as Instrument No. 20161005-0105125. Register's Office for Davidson County, Tennessee.

This is improved real property known as 5000 Idaho Avenue, Nashville, Tennessee 37209

**Tennessee Certification of Electronic Document**

I, Gregory H. Oakley, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 1-11-22.

Affiant Signature

1-11-22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of January, 2022.

Holly Vila
Notary's Signature

MY COMMISSION EXPIRES: 1/8/2024

NOTARY'S SEAL

