Karen Johnson Davidson County
Batch# 1106319 DEEDQC
03/01/2024 07:01:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240301-0014097

QUITCLAIM DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $0.00. Affiant Subscribed and sworn to before me This 27th day of February, 2024. Notary Public My Commission Expires: 9/8/25

NICK NELSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

Address New Owners as:	Tax Bill To:	Map / Parcel
Daniel Gokey **2605 72nd Ave E, Suite 1221** **Ellenton, FL 34222**	**New Owner**	**149 00 0 040.00** **149 00 0 346.00**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties without the benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **Better Than I Found It, Inc., a Tennessee Nonprofit Corporation**, (hereinafter referred to as "Grantor") does hereby quitclaim and convey unto **Tell Somebody Movement, Inc., a Florida Nonprofit Corporation,** (hereinafter referred to as "Grantee"), all of its interest in the following described parcel of real estate located in Davidson County, Tennessee:

[See Attached Exhibit A]

Being the same property conveyed to Better Than I Found It, a Tennessee Corporation, by Quitclaim Deed from Sophia's Heart Foundation, Inc., a Tennessee Corporation, of record in Instrument No. 20190729-0074199, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 4173 Moss Road, Antioch, TN 37013 and improved property knows as 4157 Moss Road, Antioch, TN 37013.

This is the same legal description found in the last deed of record.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 27th day of February 2024.

GRANTOR: Better Than I Found It, a Tennessee Nonprofit Corporation

By: Daniel Gokey, President

STATE OF Tennessee }
COUNTY OF Davidson }

Before me, the undersigned of the state and county mentioned, personally appeared, **Daniel Gokey, President of Better Than I Found It, Inc., a Tennessee Nonprofit Corporation,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **President of Better Than I Found It, Inc., a Tennessee Nonprofit Corporation**, and as such **President** acknowledged the he is authorized to execute the foregoing instrument on behalf of **Better Than I Found It, Inc., a Tennessee Nonprofit Corporation,** the within named bargainor, and that he as such **President,** executed the foregoing instrument for the purpose therein contained, by signing the name **Daniel Gokey, President.**

WITNESS my hand and official seal at Davidson, Tennessee, this 27th **day of February, 2024.**

Nick Nelson
Notary Public

My Commission Expires: 9/8/25

NICK NELSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

"Exhibit A"

ALTA/ACSM SURVEY
of
MIGNONETTE YORK HEIRS
PROPERTY
TAX MAP 149, PARCEL 40

Property lying in southeastern Nashville, Davidson County, Tennessee in the 28 Councilmanic District and being on the north margin of Moss Road and bounded on the south by Moss Road, and property belonging to Metropolitan Development and Housing Agency (MDHA) of record in Deed 20090701-0061539 in the Register's Office of Davidson County (RODC) and bounded on the east by properties belonging to Jimmy Massey of record in Deed Book 10186, Page 203 in the RODC, and by property belonging to Zia Wahid or record in Deed 20140220-00-14527 and by property belonging to the Fellowship Free Will Baptist Church, Inc. of record in Deed Book 9046, Page 492 in the RODC; and bounded on the north by property belonging to Randal York of record on Deed Book 4433, Page 332, and by property belonging to G.W. Miles of record in Deed Book 4433, Page 329, and by property belonging to Weldon Kidd of record in Deed Book 4176, Page 699A in the RODC; and on the east by property belonging to Vera Arnold, Trustee, in a Quit Claim Deed 20070322-0035044, and by property belonging to George Barnes of record in Quit Claim Deed 19991228-0307447 and more specifically described as follows:

Beginning on an existing iron pin on the north margin of Moss Road at the northeast corner of MDHA property and being approximately 800 feet north of the intersection of Winton Drive and Moss Road; thence leaving the right of way of Moss Road with MDHA's north line N-84° 06' 38"-W, 563.32' to an existing iron pin at a southwest fence corner of the herein described tract; thence N-06° 32' 53"-E, 751.47' to an existing iron pin at a fence corner; thence N-82° 53' 51"-W, 583.26' to an iron pin set at the southeastern corner of Massey; thence N-05° 49' 25"-E, 11.30' to an existing iron pin at the southeast corner of Wahid; thence N-05° 49' 25"-E, 154.22' to an existing iron pin at the southeast corner of the Free Will Baptist Church property; thence N-06° 03' 18"-E, 411.31' to an existing iron pin at the northeast corner of the church property and the southwest corner of York property; thence with York property S-83° 44' 02"-E, 212.94' to an existing iron pin; thence N-06° 17' 38"-E, 203.70' to an existing iron pin; thence S-83° 43' 10"-E, 236.83' to an existing iron pin at the southeast corner of Miles property; thence N-06° 17' 19"-E, 379.99' to an existing iron pin at the northeast corner of Miles in Kidd's south line; thence with Kidd's south line S-82° 25' 58"-E, 1190.05' to an iron pin set at the northeast corner of this described tract; thence S-04° 24' 42"-W, 497.78' to a fence post at the southwest corner of Trustee Arnold's property and the northwest corner of Barnes; thence with Barnes the following S-04° 16' 05"-W, 662.67' to an iron pin set at Barnes' southwest corner; thence S-80° 05' 53"-E, 476.28' to an iron pin set on the northerly margin of Moss Road at Barnes' southeast corner; thence with the margin of Moss Road the following; around a curve to the right an arc distance of 195.61' with a radius of 377.16', and a cord bearing and distance S-40° 04' 01"-W, 193.42' to an iron pin set; thence S-55° 50' 45"-W, 351.23' to an iron pin set on the north margin of said road; thence around a curve to the right an arc distance of 213.30' with a radius of 560.00' and a cord bearing and distance S-67° 16' 28"-W, 212.01' to an iron pin; thence S-78° 39' 27"-W, 178.17' to an iron pin; thence around a curve to the left an arc distance of 136.71' with a radius of 840.66' and a cord bearing and distance S-74° 10' 44"-W, 136.56' to an iron pin; thence S-69° 39' 18"-W, 19.14' to an iron pin; thence around a curve to the left an arc distance 137.77' with a radius of 515.60' and a cord bearing and distance S-62° 21' 22"-W, 137.36' to an iron pin; thence S-55° 03' 27"-W, 27.58' to an iron pin, the point of beginning and containing 59.30 acres according to a survey by Galyon Northcutt Surveying dated December 11, 2015.

Certificate of Authenticity

I, Robert J. Notestine, III, 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 February 27, 2024.

Robert J. Notestine, III
AFFIANT SIGNATURE

02/29/24
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 29th day of February, 2024.

William Altus Pryor
NOTARY'S SIGNATURE

My Commission Expires: _____

Notary's Seal:

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026