Prepared by:

Tommy C. Estes. Esq.
MANIER & HEROD, a Tennessee Professional Corporation
One Nashville Place, Suite 2200
150 Fourth Avenue North
Nashville, Tennessee 37219
(615) 742-9315

BILL GARRETT, Davidson County
Trans:T20130002072 DEEDQC
Recvd: 01/08/13 13:35 4 pgs
Fees:22.00 Taxes:0.00
20130108-0002484

2071 Timberwood Drive (2013)

QUITCLAIM DEED

ADDRESS OF OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL
Chi Yol Ryu, et al **1431 Willowbrooke Circle** **Franklin, TN 37069**	**Mr. Jeffrey J. Ryu** **2071 Timberwood Drive** **Nashville, TN 37215**	**Map 144** **Parcel 16.01**

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, CHI YOL RYU and wife, JUNG SHIN RYU (hereinafter "Grantors"), by these presents, do hereby quitclaim and convey to JEFFREY JEAHYUN RYU, a single man (hereinafter "Grantee"), his successors and assigns, an additional one twenty-fourth ($1/24^{th}$) undivided interest in the property described below and following said conveyances Grantee will own a total of nine twenty-fourths ($9/24^{ths}$) undivided interest in the following described property located in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 10-A on the plan of Green Hills Realty Co.'s Forrest Hills Community Subdivision, of record in Plan Book 3600, page 81, Register's Office of said County and more particularly described as follows:
>
> Beginning at a point on the southeasterly margin of Timberwood Drive, said point being the northwesterly corner of Lot 11-A on said plan; thence with said margin southwesterly 110 feet to a point; thence continuing with said margin southwestwardly 145 feet to a point; thence with the northeasterly boundary of the Heise property S. 54 degrees 37 minutes E. 368 feet to a point; thence with the common line between Lots Nos. 10-A and 10 on said plan N. 38 degrees 25 minutes E. 232 feet to a point on the southwesterly line of Lot No. 11-A on said plan; thence with said line of Lot No. 11-A N. 51 degrees 35 minutes W. 338 feet to the point of beginning.

Being the same property conveyed to Jung Shin Ryu in fee simple by Quitclaim Deed from Chi Yol Ryu dated June 21, 2001, of record as Instrument Number #20010626-0067723 in the Register's Office for Davidson County, Tennessee. Also being the same property in which a fifty percent (50%) undivided interest was conveyed back to Chi Yol Ryu by Quitclaim Deed from Jung Shin Ryu dated December 15, 2005, of record as Instrument #20051220-0152568 in the Register's Offices for Davidson County, Tennessee.

This is improved property known as 2071 Timberwood Drive, Nashville, Tennessee 37215.

The legal description stated above has been taken from the prior Quitclaim Deed conveying the interest in said property to Grantor in fee simple. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties about the title.

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

WITNESS OUR HANDS this 7th day of January, 2013.

CHI YOL RYU, GRANTOR

JUNG SHIN RYU, GRANTOR

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Tommy C. Estes, a Notary Public of this County, CHI YOL RYU, the within named 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, at office, this 7th day of January, 2013.

TOMMY C. ESTES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

Tommy C. Estes
Notary Public
My Commission Expires: 05-03-2016

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Tommy C. Estes, a Notary Public of this County, JUNG SHIN RYU, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 7th day of January, 2013.

TOMMY C. ESTES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

Tommy C. Estes
Notary Public
My Commission Expires: 05-03-2016

491073.4

THE ACTUAL CONSIDERATION IS $1.00. THIS TRANSACTION IS EXEMPT FROM RECORDATION TAX PURSUANT TO SECTION 67-4-409(a)(4) OF THE TENNESSEE CODE ANNOTATED.

Jeffrey Jeahyun Ryu, Grantee

Sworn and subscribed to before me this 7th **day of January, 2013.**

My Commission Expires: 05-03-2016

Notary Public

TOMMY C. ESTES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

491073.4