BILL GARRETT, Davidson County
Trans:T20130019095 DEEDQC
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Fees:22.00 Taxes:0.00
20130308-0023247

THIS INSTRUMENT PREPARED BY:
R. Mark Donnell, Jr., Esq.
Frost Brown Todd LLC
150 3rd Avenue South, Suite 1900
Nashville, Tennessee 37201

QUITCLAIM DEED

New Owner/Address	Send Tax Bills To:	Map-Parcel Numbers	
Eunice S. Kim 8895 N. Mount Dr. Alpharetta, GA 30022	Same	MAP PARCEL	72-13 94 and 95

For and in consideration of a domestic settlement decree and an adjustment of property rights between divorcing parties, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, David S. Kim and Eunice S. Kim, also known as Soon Won Kim, hereinafter called the Grantors, do hereby convey, transfer, release, relinquish and quitclaim unto Eunice S. Kim, hereinafter called Grantee, her heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract 1

Land in Davidson County, Tennessee, being the north 40 feet of Lot No. 5 on the Plan of Trevecca's Subdivision of Renraw, of records in Plat Book 421, pages 72 and 73, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 5 fronts 40 feet on the westerly side of Gallatin Road and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Robert F. Cloud and wife, Margaret Cross Cloud by deed dated June 19, 1967 from J. B. Elizer and wife, Frances G. Elizer of record in Book 4143, page 372, Register's Office for Davidson County, Tennessee. The said Robert F. Cloud and wife, Margaret Cross Cloud conveyed their interest in the subject property to Wm. F. Carpenter, Jr., Trustee by Quitclaim Deed dated August 8, 1974, or record in Book 4842, page 403, said Register's Office, and within the same deed, the said Wm. F. Carpenter, Jr., Trustee conveyed his interest in the subject property to Robert F. Cloud. The said Robert F. Cloud having since died testate, devising the subject to Fred V. Peay, as Trustee by The Last Will and Testament of Robert F. Cloud of record in Will Book 132, Page 277, Davidson County Tennessee Probate Court Clerk's Office. The said Fred V. Peay died on September 18, 2004 and the Seventh Circuit Court of Davidson County, Tennessee, appointment Margaret C. Cloud and Robert F. Cloud, Jr. as Successor Trustee's. The said Margaret C. Cloud and Robert F. Cloud, Jr. as Co-Trustees of the trust u/w/o Robert F. Cloud, Sr. conveyed the subject property to Margaret C. Cloud and Robert F. Cloud, Jr. as Co-Trustees of the trust u/w/o Robert F. Cloud, Sr. by Quitclaim Deed dated November 22, 2004 of record in Instrument No. 20041123-0140662, and corrected in Instrument No. 20080131-0010219, said Register's Office. The said Robert Fl. Cloud, Jr. died on December 29, 2007 and Margaret C. Cloud is now serving as the sole trustee pursuant to the Order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 04P-1716. Further conveyed to Margaret C. Cloud, by Quitclaim Deed from Margaret C. Cloud, Trustee of the Trust U/W/O Robert F. Cloud, Sr., dated January 30, 2008, and of record in Instrument No. 20080204-0011356, said Register's Office, and yet further conveyed to Margaret C. Cloud, Trustee of the Margaret C. Cloud Revocable Trust dated January 30, 2008, by Quitclaim Deed from Margaret C. Cloud, dated January 30, 2008 and of record in Instrument No. 20080204-0011357, Register's Office for Davidson County, Tennessee.

Tract 2

Land in Davidson County, Tennessee, being Lot No. 6 and the southerly 10 feet of Lot No. 5 on the Plan of Trevecca Subdivision of Renraw, as of record in Plat Book 421, page 72 and 73, Register's Office for Davidson County, Tennessee.

Said Lot No 6 and the southerly part of Lot No. 5 front together 60 feet on the westerly side of the Gallatin Road and run back between parallel lines 170 feet to an alley.

Being the same property conveyed to Robert F. Cloud and wife, Margaret Cross Cloud by deed dated June 30, 1967 from H. L. Patterson and wife, Emmaline S. Patterson of record in Book 4150, page 88, Register's Office for Davidson County, Tennessee. The said Robert F. Cloud and wife, Margaret Cross Cloud conveyed their interest in the subject property to Wm. F. Carpenter, Jr., Trustee by Quitclaim Deed dated August 8, 1974, of record in Book 4842, page 403, said Register's Office, and within the same deed, the said Wm. F. Carpenter, Jr., Trustee conveyed his interest in the subject property to Robert F. Cloud. The said Robert F. Cloud having since died testate, devising the subject to Fred V. Peay, as Trustee by The Last Will and Testament of Robert F. Cloud of record in Will Book 132, Page 277, Davidson County Tennessee Probate Court Clerk's Office. The said Fred V. Peay died on September 18, 2004 and the Seventh Circuit Court of Davidson County, Tennessee appointed Margaret C. Cloud and Robert F. Cloud, Jr. as Successor Trustee's. The said Margaret C. Cloud and Robert F. Cloud, Jr. as Co-Trustees of the trust u/w/o Robert F. Cloud, Sr. conveyed the subject property to Margaret C. Cloud and Robert F. Cloud, Jr. as Co-Trustees of the trust u/w/o Robert F. Cloud, Sr. by Quitclaim Deed dated November 22, 2004 of record in Instrument No. 20041123-0140662, and corrected in Instrument No. 20080131-0010219, said Register's Office. The said Robert F. Cloud, Jr. died on December 29, 2007 and Margaret C. Cloud is now serving as the sole trustee pursuant to the Order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 04P-1716. Further conveyed to Margaret C. Cloud, by Quitclaim Deed from Margaret C. Cloud, Trustee of the Trust U/W.O Robert F. Cloud, Sr., dated January 30, 2008, and of record in Instrument No. 20080204-0011356, said Register's Office, and yet further conveyed to Margaret C. Cloud, Trustee of The Margaret C. Cloud Revocable Trust dated January 30, 2008, by Quitclaim Deed from Margared C. Cloud, dated January 30, 2008 and of record in Instrument No. 20080204-0011357, Register's Office for Davidson County, Tennessee.

This is improved property known as 2503 Gallatin Avenue, Nashville, TN 37206.

The source of Grantors' equitable interest is a Warranty Deed recorded in Instrument No. 20080317-0026839, Register's Office for Davidson County, Tennessee.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 13 day of Feb, 2013

David S. Kim, Grantor

STATE OF GA)
)
COUNTY OF Gwinnett)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David S. Kim, the bargainor with whom I am personally acquainted or proved to be on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 13 day of Feb, 2013.

Notary Public

JACQUELINE K LEE
Notary Public
Gwinnett County
State of Georgia
My Commission Expires Nov 28, 2016

My Commission Expires: 11. 28. 2016

Witness my hand this 13 day of Feb, 2013

Eunice S. Kim, Grantor

STATE OF GA)
)
COUNTY OF Gwinnett)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eunice S. Kim, the bargainor with whom I am personally acquainted or proved to be on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 13 day of Feb, 2013.

Notary Public

JACQUELINE K LEE
Notary Public
Gwinnett County
State of Georgia
My Commission Expires Nov 28, 2016

My Commission Expires: 11.28.2016