BILL GARRETT, Davidson County
Trans:T20150070002 DEEDQC
Recvd: 08/19/15 13:52 4 pgs
Fees:22.00 Taxes:0.00
20150819-0083662

FROM: Jea Wook Sim

TO: Jea Wook Sim and Hyun Bo Sim

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Nos.
Hyun Bo Sim 30 Bartlett Drive Manhasset, NY 11030	(same)	Map 071-01-0-086.00 and 071-05-0-018.00

THIS INSTRUMENT PREPARED BY: Fisher Matthews PLLC, Rebekah E. Fisher, Esq., 5556 Franklin Road, Suite 202, Nashville, Tennessee 37220

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $10.00.

Rebekah E. Fisher
Affiant

Subscribed and sworn to (or affirmed) before me on this 18th day of August, 2015 by Rebekah E. Fisher, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

Cynthia Medlin
Signature of Notary Public

CYNTHIA MEDLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
(Notary seal)
My Commission Expires MAR. 6, 2018

QUITCLAIM DEED

This quitclaim deed, made the 18th day of August, 2015, by **Jea Wook Sim** of Davidson County, Tennessee, hereinafter called the Grantor, to **Jea Wook Sim** and **Hyun Bo Sim**, whose address is 30 Bartlett Drive, Manhasset, New York 11030, as joint tenants with right of survivorship, hereinafter collectively referred to as the Grantee.

The Grantor, for and in consideration of the sum of ten dollars ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby remises, releases, and quitclaims unto the Grantee all that certain land, situate in Davidson County, State of Tennessee, to wit: See Exhibit A attached hereto.

To have and to hold, the same in fee simple forever.

WITNESS my hand this 18th day of August, 2015.

Jea Wook Sim

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Jea Wook Sim, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the within named bargainor, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at my office in Nashville, Tennessee, this the 18th day of August, 2015.

NOTARY PUBLIC

My Commission Expires: 3-6-18

CYNTHIA MEDLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

Exhibit A

Legal Description

Being a tract of land lying in Nashville, Davidson County, Tennessee, also partially being Lots 4 and 5 of the Fourth Addition, Section One, Trinity Hills, as of record in Plat Book 4300, page 91, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod set in the northerly right-of-way line of West Trinity Lane, at a corner common with the property of Sharon Webb Maddux, as of record in Deed Book 9891, page 990, in the Register's Office of Davidson County, Tennessee, said iron rod being located at Northing: 683,200.11; Easting: 1,736,952.70 on the State Plan Coordinate System NAD-83 (1990); thence leaving the northerly right-of-way line of West Trinity Lane with the easterly property line of Sharon Webb Maddux North 15 deg. 41 min. 48 sec. East 395.56 feet to an axil; thence with the northerly property line of Sharon Webb Maddux north 49 deg. 31 min. 08 sec. West 44.79 feet to an iron rod set in the southerly property line of W. G. Quarles, Jr., as record in Deed Book 10191, page 793, in the Register's Office of Davidson County, Tennessee; thence with the southerly property line of W. G. Quarles, Jr. North 46 deg. 46 min. 32 sec. East 227.06 feet to an existing iron rod in the westerly right-of-way line of Monticello Drive; thence with the westerly right-of-way line of Monticello Drive South 23 deg. 38 min. 09 sec. East 58.54 feet to an existing iron rod, at a corner common with Lot 14 of said Fourth Addition, Section One, Trinity Hills Village, also being the property of MDHA, as of record in Deed Book 11473, page 41, in the Register's Office of Davidson County, Tennessee; thence leaving the northerly right-of-way line of Monticello Drive, with the northerly property line of said Lot 14 South 66

deg. 46 min. 12 sec. West 122.00 feet to an existing iron rod; thence with the westerly property line of said Lot 14 South 61 deg. 18 min. 03 sec. East 76.22 feet to an existing iron rod, at a corner common with Lot 13 of said Fourth Addition, Section One, Trinity Hills Village, also being the property of MDHA, as of record in Deed Book 11473, page 44, in the Register's Office of Davidson County, Tennessee; thence with the westerly property line of said Lot 13 South 14 deg. 01 min. 21 sec. East 98.93 feet to an iron rod set in the westerly terminus of Avondale Circle; thence with the westerly terminus of Avondale Circle, with a curve to the right, along an arc length of 6.92 feet, the central angle of which is 00 deg. 38 min. 04 sec., the radius of which is 625.00 feet, the chord of which is South 76 deg. 17 min. 40 sec. West, 6.92 feet to an iron rod set; thence South 13 deg. 23 min. 17 sec. East 98.75 feet to an iron rod set at a corner common with Lot 6 of said Fourth Addition , Section One, Trinity Hills Village, also being the property of Moss Investments, as of record in Deed Book 5494, page 430, in the Register's Office of Davidson County, Tennessee; thence with the southerly property line of said Lot 6, South 76 deg. 06 min. 20 sec. East78.00 feet to an existing iron rod, in the westerly right-of-way line of said Monticello Drive; thence with the westerly right-of-way line of Monticello Drive, with a curve to the right, along an arc length of 8.30 feet the central angle of which is 01 deg. 50 min. 34 sec., the radius of which is 258.05 feet, the chord of which is South 14 deg. 49 min. 55 sec. West, 8.30 feet to an existing concrete monument; thence South 15 deg. 45 min. 12 sec. West 146.34 feet to an iron rod set at a corner common with the property of Thomas B. Smith, Jr. as of record in Deed Book 7194, page 526, in the Register's Office of Davidson County, Tennessee; thence leaving the westerly right-of-way line of Monticello Drive, with the northerly property line of Thomas E. Smith, Jr., North74 deg. 21 min. 48 sec. West, 100.00 feet to an iron rod set; thence with the westerly property line of Thomas E. Smith, Jr., South 15 deg. 41 min. 06 sec. West, 141.52 feet to an iron rod set in the northerly right-of-way line of said West Trinity Lane; thence with the northerly right-of-way of West Trinity Lane North 74 deg. 24 min. 19 sec. West, 162.00 feet to the point of beginning, containing 94,558 square feet or 2.171 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION, AND NOT EXCLUDED THEREFROM (separately mentioned here for the purpose of avoiding confusion) are Lot Nos. 4 and 5, on the final plat of Trinity Hills Village, Section One, Fourth Addition, as of record in Book 4300, page 91, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. The said Lot Nos. 4 and 5 are included within the bounds of the above metes and bounds description. However, it is not intended that the said parcels, or any other individual parcels contained within said metes and bounds description, lose their separate identity or building lot status which presently exists.

Less and except any portion of the above described property known as Parcel Nos. 071-05-0-242.00 and 071-05-0-243.00 which are hereby excluded from the above description.

Being a portion of the property conveyed to Jea Wook Sim by deed from Jea Wook Sim and wife, Helen Sim of record in Instrument Number 20120316-0022532 of the Register's Office for Davidson County, Tennessee.