THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20150104744 DEEDQC
Recvd: 12/11/15 10:05 2 pgs
Fees:17.00 Taxes:0.00
20151211-0124746

[PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.]

QUITCLAIM DEED

(To Create a Joint Tenancy with Right of Survivorship)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Dr. Andrew C. Kim, Young Ho Kim, and Un Jung Kim 4718 Nolensville Road Nashville, TN 37211	Franklin Synergy Bank 4930 Thoroughbred Lane Brentwood, TN 37027	147-12-0-091.00

For and in Consideration of the sum of ten dollars cash in hand paid, and with the specific intent and for the purpose of creating in the end by return conveyance a **JOINT TENANCY WITH RIGHT OF SURVIVORSHIP** in and to **DR. ANDREW C. KIM , unmarried, and YOUNG HO KIM and UN JUNG KIM, a married couple,** I, **DR. ANDREW C. KIM**, by these presents do remise, release and **QUITCLAIM** unto **W. AARON FORTNER, as TRUSTEE,** his successors and assigns, all of our right, title, and interest in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 13 on the Map of Tom C. Lamb Subdivision, Section 4, of record in Book 4675, page 151, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 front 46.56 feet on the easterly side of Nolensville Road and extends back between lines 155.13 feet on the north line and 152.02 feet on the southerly line to a dead line in the rear on which it measures 46.74 feet.

Being the same property conveyed to Melvin S. Polk, Jr. and wife, Adolfina M. Polk, by Warranty Deed from Donald Clarke Professional Corporation, of record in Instrument No. 20060712-0083807, Register's Office for Davidson County, Tennessee, dated July 12, 2006, and recorded July 12, 2006; being further the same property conveyed by Melvin S. Polk, Jr. and wife, Adolfina M.Polk, to Dr. Andrew C. Kim, by Warranty Deed of records at Instrument No. 20140429-0035915, Davidson County Register of Deeds.

This is improved property known as **4718 Nolensville Road, Nashville, Tennessee 37211 .**

Witness my hand this **22nd** day of **April, 2014**:

DR. ANDREW C. KIM

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DR. ANDREW C. KIM**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 22nd day of April, 2014:

Notary Public

My Commission Expires: 7-16-18

AND NOW, I, the said **W. Aaron Fortner, as TRUSTEE** for the express purpose of carrying out the intent of this instrument as above set out, do hereby remise, release, reconvey, and **QUITCLAIM** unto **DR. ANDREW C. KIM , unmarried, and YOUNG HO KIM and UN JUNG KIM, a married couple,,** as **JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** (specifically so that the owner or owners who survive among or between these shall be vested immediately with full title to the property described herein upon the death of the other owner or owners), all of my right, title and interest in the same property hereinabove described and set forth, to which reference is hereby made for a complete description.

Witness my hand, this the 22nd day of April, 2014:

Trustee

W. AARON FORTNER, as Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. Aaron Fortner, as Trustee, the 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 and official seal, this 22nd day of **April, 2014**:

Notary Public

My Commission Expires: 7-16-18

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 22nd DAY OF APRIL, 2014:

Notary Public

My Commission Expires: 7-16-18

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON