THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Tiago Title, LLC
4700 S. Syracuse Street
Ste #420
Denver, CO 80237
Telephone: 303-488-3330
16-01144

BILL GARRETT, Davidson County
Trans:T20160098911 DEEDQC
Recvd: 11/08/16 13:04 2 pgs
Fees:12.00 Taxes:0.00
20161108-0118247

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QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF ZERO DOLLARS ($0.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Peter J. Shim and Kimberly D. Smith**, hereinafter referred to as "Grantor", does hereby remise, release, sell, convey and quitclaim unto **Peter J. Shim, as Sole Owner** of 3404 Milridge Drive, Antioch, TN 37013, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **City of Antioch, County of Davidson, State of Tennessee**, to-wit:

Being Lot 9, on the Plan of Peninsula Point, Section One, of records in Plat Book 9700, page 98, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete decription.

BEING THE SAME PREMISES conveyed unto Peter J. Shim and Kimberly D. Smith by Warranty Deed recorded August 10, 2007 in the Office of the Register for Davidson County, Tennessee as Instrument No 10070810-0095847.

Also known by street and number as: **3404 Milridge Drive, Antioch, TN 37013**

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

Derivation Clause

The instrument constituting the source of the Borrower's interest in the foregoing described property was a **Warranty Deed** recorded **08/10/2007 as Instrument No. 10070810-0095847.**

WITNESS Grantor's hand this 20th day of June, 2016.

06/21/2016

Peter J. Shim

Kimberly D. Smith

Only witnessed Kimberly D. Smith's signature. Alicia Caston

STATE OF TN
COUNTY OF Davidson

On this the 20th day of June, 2016, before me, the undersigned officer, personally appeared **Peter J. Shim and (Kimberly D. Smith,)** known to be (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the use and purposes therein mentioned.

ALICIA CASTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission expires: Oct 7, 2019

Affidavit of Value

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

SEAN GORDON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Affiant

06/21/2016

Affiant

State of Tennessee
County of Davidson

Subscribed and sworn before me this 21st day of June, 2016.

719 Thompson Lane Ste 108
Nashville TN 37204
MY COMMISSION EXPIRES
MAY 08, 2018

Notary Public

My Commission expires: May 08 2018.

Notary for Peter J Shim on June 21st, 2016

Address Tax Statements to Grantees:
Peter J. Shim
3404 Milbridge Dr
Antioch TN 37013