Karen Y Johnson Davidson County
Batch# 173346 DEEDQC
12/12/2018 11:42:55 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20181212-0120982

THIS INSTRUMENT PREPARED BY:
Southland Law Group, PLLC
7101 Executive Center Drive, #151
Brentwood, TN 37027

NEW OWNER:
Yeongsu Baek
5408 Incline Drive
Nashville, TN 37211

SEND TAX BILLS TO:
NEW OWNER

MAP/PARCEL:
P/O 081-02-184.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **Jayhawk Partners, G.P.**, a Tennessee general partnership, ("Grantor"), for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold and does hereby convey remise, release and forever quitclaim unto **Yeongsu Baek and Miyeon Baek**, husband and wife, ("Grantee"), all our interest, if any whether marital or otherwise, in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land situated in the 21st Council District of Davidson County, Tennessee, being a portion of the land conveyed by Special Warranty Deed to Yeongsu Baek and Miyeon Baek, of record in Instrument Number 20070116-0006343, in the Register's Office for Davidson County (R.O.D.C., TN), said portion also being a part of Lot 1 as shown on the Re-Subdivision of Part of Tract No. 9-G.W. Ankenbauer Estate, of record in Plat Book 4595, Page 159, R.O.D.C.,TN and is more particularly described as follows:

Commencing at a 5/8 inch iron rod found without a cap along the northwesterly margin of Ed Temple Boulevard, said rod being the southernmost corner of the aforementioned remaining area within Lot 1, thence North 36 degrees, 52 minutes, 31 seconds East, a distance of 33.28 feet to the point of beginning of the herein described land; thence leaving said margin and along a new line, North 53 degrees, 48 minutes, 05 seconds West, a distance of 48.99 feet to a point; thence North 36 degrees, 50 minutes, 21 seconds East, a distance of 19.90 feet to a point, said point being the southwesterly corner of Lot 1 as shown on the Plat Showing the Resubdivision of Lot 9 on the Plan of G.W. Ankenbauer Estate, of record in Plat Book 4470, Page 98, R.O.D.C., TN; thence along the lot line, South 53 degrees, 48 minutes, 05 seconds East, a distance of 49.00 feet to a point along the northwesterly margin of Ed Temple Boulevard; thence with said margin, South 36 degrees, 52 minutes, 31 seconds West, a distance of 19.90 feet to the point of beginning of the herein described land, having an area of 974.9 square feet or 0.02 acres of land.

This description was prepared by Christopher Lyle Goetz, Tennessee Registered Land Surveyor Number 2660, on August 23, 2018 and is based on survey work conducted by Dale and Associates in June of 2018 under Project Number 18067.

Being a portion of the property conveyed to Jayhawk Partners, G.P. by Warranty Deed from Yeongsu Baek and Miyeon Baek, dated August 17, 2018 and recorded as Instrument #20180828-0085370 in the Register's Office for Davidson County, TN.

Grantor does hereby restate and reaffirm the Ingress/Egress portion of the Agreement for Dedication of Easement of record in Instrument #201808280085369 in the Register's Office for Davidson County, Tennessee.

This property is currently designated as parking spaces.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS my hand this the 29th day of November, 2018.

Jayhawk Partners, G.P., a Tennessee general Partnership
By: Jayhawk, LLC, its general partner, a Tennessee limited liability company

Read Hauck, Sole Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared **Read Hauck,** 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 sole member of Jayhawk, LLC, a Tennessee limited liability company, which is a general partner of Jayhawk Partners, G.P., a Tennessee general partnership, within named bargainor, and that he as such sole member of Jayhawk, LLC, which is a general partner of Jayhawk Partners, G.P., executed the foregoing instrument for the purposes therein set forth.

Witness my hand and official seal at office on this the 4 day of Dec, 2018.

EMILY CORNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY of DAVIDSON

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF _____

The actual consideration for this transfer is $0.00.

_____
Affiant

Sworn to and subscribed before me this the _____ day of _____, 2018.

_____
Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Janka Mccoy, Affiant
Subscribed and sworn before me this the
12 Day of December, 2018.
Rebecca Varela, Deputy Register