AFTER RECORDING RETURN TO:
Closing USA, LLC
7665 Omnitech Pl.
Victor, NY 14564
File No. CL190064870LD

Karen Johnson Davidson County
Batch# 338743 DEEDQC
01/06/2020 09:36:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20200106-0001338

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 090 15 0 071.00

QUITCLAIM DEED

THIS DEED made and entered into on this 21 day of November, 20 19, by and between **Kap Gin Kim A/K/A Kap G. Kim, a married man, joined in execution by his spouse, Go Swam Cing and Kham D. Mang, a married man, joined in execution by his spouse, Ciin Za Mang**, a mailing address of 457 Annex Ave, Nashville, TN 37209, hereinafter referred to as Grantor(s) and **Kap Gin Kim and Go Swam Cing, husband and wife**, a mailing address of 457 Annex Ave, Nashville, TN 37209, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Commonly known as: 457 Annex Ave, Nashville, TN 37209

Being the same parcel conveyed to Kap G. Kim and Kham D. Mang from Donald Arkovitz and Martha Arkovitz, by virtue of a deed dated 8/25/2017, recorded 8/25/2017, in deed as Instrument No. 20170825-0087642 County of Davidson, State of Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 21 day of November, 2019.

Kap Gin Kim
Kap Gin Kim

AKA Kap G Kim
A/K/A Kap G. Kim

Go Swam Cing
Go Swam Cing

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Kap Gin Kim A/K/A Kap G. Kim and Go Swam Cing, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 21 day of November, 2019.

Malcolm H. Butler
Notary Public
My Commission expires: 9-7-2020

MALCOLM H. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 21 day of November, 2019.

Kham D Mang
Kham D. Mang

Ciin Za Mang
Ciin Za Mang

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Kham D. Mang and Ciin Za Mang, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville Tn, this 21 day of November, 2019.

Malcolm H. Butler
Notary Public
My Commission expires: 9-7-2020

MALCOLM H. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

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

Kap Gin Kim
Go Sawm Cing
Kham D Mang
Cin Za Mang
Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 21 day of November, 2019.

Malcolm H. Butler
Notary Public
My Commission Expires: 9-7-2020

MALCOLM H. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Name and address for person(s) responsible for taxes:

Kap Gin Kim and Go Swam Cing
457 Annex Ave
Nashville, TN 37209

Name and address of property owner:

Kap Gin Kim and Go Swam Cing
457 Annex Ave
Nashville, TN 37209

STATEMENT OF FACTS

Order No.: CL190064870LD

I/We, **Kap Gin Kim**
Go Swam Cing

represent that we are the owners of the premises commonly known as 457 Annex Ave, Nashville, TN 37209 and more particularly described on the attached Exhibit A.

and I/We hereby swear and affirm the following is true:

1. The nature of our relationship is as follows: Brother in-law ;

2. The decision to remove **Kham D. Mang** from title was as a result of the following circumstances:
He is going to buy his own

*****Questions 1 & 2 Must be completed as not to delay the disbursement of the loan*****

3. It is our desire for **Kham D. Mang** to be removed from title to the above referenced property;

4. **Kham D. Mang** (Individual coming off of title) hereby agrees to convey the premises known as:

   457 Annex Ave, Nashville, TN 37209 (the "Premises").

5. The consideration for the transfer of said premises is $0.00. (This is the amount the party coming off of title will receive.)

6. That both parties agree that:

The undersigned has not received any legal representation from Closing USA with regard to the removal and/or change of title for the property located at 457 Annex Ave, Nashville, TN 37209.

The undersigned recognizes that the removal and/or change of title may present legal and tax implications for which Closing USA and its agents and/or representatives have not and will not offer advice, representation or counseling.

The undersigned acknowledges that they have the ability and are encouraged to seek counseling prior to signing any documents which may affect the validity of the vesting title to his/her/their premises.

Kham D Mang	Kap Gin Kim
Grantor - **Kham D. Mang**	Grantee - **Kap Gin Kim**
1-8681	6960
Grantor SS#	Grantee SS#
457A Annex Ave Nashville, TN	457 Annex Ave Nashville TN 37209
Grantor Address	Grantee Address
Cin Za mang	Go Sawm Cing
Grantor	Grantee - **Go Sawm Cing**
1385	9793
Grantor SS#	Grantee SS#
457 Annex Ave Nashville TN 37209	457 Annex Ave Nashville TN 37209
Grantor Address	Grantee Address

Schedule A

The following described property:

Land in Davidson County, Tennessee, being Lot No. 289 as shown on the Map of Charlotte Park, Section 11, of record in Plat Book 2900, Pages 79 and 80, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same parcel conveyed to Kap G. Kim and Kham D. Mang from Donald Arkovitz and Martha Arkovitz, by virtue of a deed dated 8/25/2017, recorded 8/25/2017, in deed as instrument no. 20170825-0087642 county of Davidson, state of Tennessee.

True Copy Certification

I, **Jennifer Terranova**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jennifer Terranova
Signature

State of New York

County of Ontario

Personally appeared before me, Kimberly L. Atkins, a notary public for this county and state, **Jennifer Terranova** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kimberly L. Atkins
Notary's Signature

My Commission Expires:
4-22-2022
Notary' Seal (if on paper)

KIMBERLY L. ATKINS
Notary Public, State Of New York
Monroe County, Reg. # 01AT5059350
Commission Expires April 22, 2022