Karen Johnson Davidson County
Batch# 360624 DEEDQC
02/20/2020 09:00:17 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200220-0018790

This Instrument Was Prepared By & Return To:
Gregory S. Perrone, PC
109 Westpark Drive, Suite 330
Brentwood, TN 37027

New Owner(s):	Send Tax Bills To:	Map and Parcel #
David Kim and Sun Y. Kim **5617 Ottershaw Court** **Brentwood, TN 37027**	**New Owner**	**043-13-0-041.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, **David Kim,** formerly known as **Yong Kim,** by these presents does hereby quitclaim and convey unto, **David Kim and Sun Y. Kim, husband and wife**, their heirs and assigns, all their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lots Nos. 1 and 2 on the Map of Madison Commerce Center Subdivision, as of record in Book 547, page 130, and that part of a 10 foot strip reserved for sidewalk purposes and part of Old Hickory Boulevard, formerly Sweetbrier Avenue, as shown on the Survey of C.E. Greek, Surveyor, revised June 1969, as follows:

Beginning at a concrete monument opposite the northwest corner of Lot No. 2 said subdivision; thence North 84 deg. East 10.72 feet to the northwest corner of Lot No. 2; thence with the northerly line of said lot and along the southerly margin of any alley, North 84 deg. 00' East 100.2 feet to a concrete monument; thence South 6 deg. 05' East with the westerly boundary of the E.R. Corley property 128.6 feet to a concrete monument in the northerly right of way of Old Hickory Boulevard; thence with the same, South 84 deg. 14' West, passing on a monument, being the southwest corner of Lot 1 of said Subdivision at 149.7 feet in all 160.41 feet to a concrete monument thence North 15 deg. 14' East 135.7 feet to the point of beginning.

Being the same property conveyed to David Kim, formerly known as Yong Kim, by Quitclaim Deed from Sun Y. Kim, of record as Instrument No. 20171214-0127645, recorded December 14, 2017 in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is Improved (__X__) Unimproved (____) property, known as 115 Gallatin Pike, Madison, TN 37115.

This Quitclaim Deed was prepared for the purposes of vesting fee simple title in David Kim and Sun Y. Kim, husband and wife as tenants by the entireties. This Quitclaim Deed was prepared without benefit of a title search but was prepared solely based on information provided by the grantor.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

David Kim f/k/a Yong Kim

STATE OF TN
COUNTY OF Williamson

On this 19 day of February, 2020 before me personally appeared **David Kim,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand this 19 day of February, 2020.

KRISTEN JACOBY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My commission expires: 10-3-2020

STATE OF TN
COUNTY OF Williamson

The actual consideration for this transfer of property is ***$0.00*** and no other monetary consideration.

Affiant

Sworn to and subscribed before me this 19 day of February, 2020.

KRISTEN JACOBY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My commission expires:
10-3-2020