QUITCLAIM DEED

Karen Johnson Davidson County Batch# 464677 DEEDQC 08/26/2020 11:42:30 AM 3 pgs Fees: $17.00 Taxes: $0.00 20200826-0096768	STATE OF TENNESSEE 2019-303 COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $10.00 Affiant Subscribed and sworn to before me, this the 21st day of August, 2020. Notary Public My commission expires:

THIS INSTRUMENT PREPARED BY:

City House Title, LLC
414 Bridge Street
Franklin, TN 37064

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
JOSH HELLMER 1071 2nd Avenue S. Nashville, Tennessee 37210	New Owner	P/O 71-05-018.00 & P/O 71-01-192.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **JEA WOOK SIM AND HYN BO SIM**, by these presents do hereby quitclaim and convey unto **JOSH HELLMER**, his heirs, all his right, title and interest in and to the following described real estate, subject to such limitations, restrictions and encumbrances as may affect said real estate:

Land in Davidson County, Tennessee, being Lot 1 on the Final Plat of Case No. 2020S-068-001, Minor Revision of Lot 4, 5, 6 Fourth Addition to Trinity Hills Village, Sect 1, and Parcel ID: 07105001800 of record in Instrument No. 20200812-0089754, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete description of said property.

This tract is part of newly created Map 71-1, Parcel 192.00.

The purpose of this is a transfer is to transfer that portion of Lot 1 on the Final Plat of Case No. 2020S-068-001, Minor Revision of Lot 4, 5, 6 Fourth Addition Trinity Hills Village, Sec1, and Parcel ID: 07105001800, of record in Instrument No. 20200812-0089754, said Register's Office that is currently part of Map 71-1-18.00.

Being part of the same property conveyed to Jea Wook Sim and Hyun Bo Sim, as joint tenants with the right of survivorship, by deed from Jea Wook Sim, of record in Instrument No. 20150819-0083662, said Register's Office. Also, deeds of record in Instrument No. 20120316-0022532, and in Instrument No. 20061204-0149083, said Register's Office.

THIS instrument is being executed in behalf of **HYUN BO SIM** pursuant to a Power of Attorney executed by same on the 20th day of January, 2020, and being filed for record in Instrument No. 202008260096767, and being recorded simultaneously herewith.

SUBJECT property also known as: 405 W Trinity Lane, Nashville Tennessee.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed effective as of the 21st day of August, 2020.

HYUN BO SIM

JEA WOOK SIM

BY: Hyun Bo Sim by Jea Wook Sim

JEA WOOK SIM, ATTORNEY-IN-FACT

STATE OF)
COUNTY OF)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JEA WOOK SIM, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Franklin (City), Tennessee (State), this the 21 day of August, 2020.

DANIELLE WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 02, 2022

Danielle Williams
NOTARY PUBLIC

My Commission Expires: May 2, 2022

STATE OF)
COUNTY OF)

On this 21 day of August, 2020, before me personally appeared JEA WOOK SIM, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of HYUN BO SIM, and acknowledged that he executed the same as the free act and deed of the said HYUN BO SIM.

Witness my hand and seal, at office in Franklin (City), Tennessee (State), this the 21 day of August, 2020.

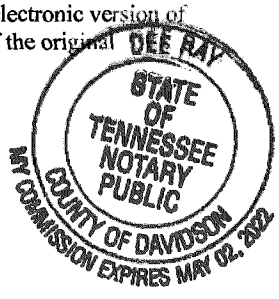
DANIELLE WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 02, 2022

Danielle Williams
NOTARY PUBLIC

My Commission Expires: May 2, 2022

I, the undersigned, 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.

Quin Evans Segall



State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Quin Evans Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5/2/22

Notary Public