Karen Johnson Davidson County
Batch# 530995 DEEDQC
12/11/2020 10:39:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20201211-0145405

**This instrument prepared by:**
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066

**THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. *ATTN: THIS TRANSFER COULD VOID THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

# QUITCLAIM DEED

| Address New Owner(s) as follows: | Send Tax Bills To: | Map Parcel Numbers |
|---|---|---|
| (NAME)<br>Julia J. Ngo and Paul Ngo | (NAME)<br>SAME AS NEW OWNER | |
| (STREET ADDRESS)<br>3000 Hillsboro Road, Unit 133 | (STREET ADDRESS) | Map 117, Group 3A |
| (CITY) (STATE) (ZIP)<br>Nashville, TN 37215 | (CITY) (STATE) (ZIP) | Parcel 133.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged , Grantor, **Julia J. Kutaka, Melvin Masa Kutaka, and Sophia Yun-Hee Kutaka**, does hereby quitclaim and convey unto **Julia J. Ngo and Paul Ngo, wife and husband**, the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit 133 on the plan of Versailles Apartments of record in Book 5050, Page 80, Register's Office for Said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Julia J. Kutaka, unmarried and Melvin Masa Kutaka, married and Sophia Yun-Hee Kutaka, unmarried, tenants in common as follows: a 45% vested interest to Julia J. Kutaka, a 45% vested interest to Melvin Masa Kutaka and a 10% vested interest to Sophia Yun-Hee Kutaka, by Deed of record in Instrument No. 200805060046782, Register's Office for Davidson County, Tennessee. The said Julia J. Kutaka having since married and now known as Julia J. Ngo.

This is not the marital residence of Melvin Masa Kutaka and Sophia Yun-Hee Kutaka.

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration for this transfer is $ 0.00

Subscribed and sworn to before me this the 14th day of October, 2020.

Affiant

My Commission Expires
My commission expires: September 6, 2022
(Affix Seal)

Notary Public

MICHAEL BENOIT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness my hand this 14th day of October, 2020.

**Julia J. Katuka Ngo**

**Sophia Yun-Hee Kutaka**

**Melvin Masa Kutaka**

STATE OF
COUNTY OF

On this _____ day of October, 2020, before me personally appeared Sophia Yun-Hee Kutaka, to me known to be the person (s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/free act and deed.

Witness my hand and official seal this ____ day of October, 2020.

Notary Public My Commission Expires:_____

STATE OF
COUNTY OF

On this _____ day of October, 2020, before me personally appeared Melvin Masa Kutaka, to me known to be the person (s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/free act and deed.

Witness my hand and official seal this ____ day of October, 2020.

Notary Public My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14 day of October, 2020, before me personally appeared Julia J. Kutaka Ngo, to me known to be the person (s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/free act and deed.

Witness my hand and official seal this 14 day of October, 2020.

Notary Public My Commission Expires:_____

My Commission Expires
October 2, 2023

MATT UNGERBUEHLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness my hand this 6th day of October, 2020.

**Julia J. Katuka Ngo**

**Sophia Yun-Hee Kutaka**

**Melvin Masa Kutaka**

STATE OF California
COUNTY OF San Diego

On this 6th day of October, 2020, before me personally appeared ~~Sophia Yun-Hee Kutaka~~ Melvin Masa Kutaka, to me known to be the person (s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/free act and deed.

Witness my hand and official seal this 6th day of October, 2020.

BONITA RYAN
Notary Public - California
San Diego County
Commission # 2159432
My Comm. Expires Jul 9, 2020

Notary Public My Commission Expires: July 9 2020

STATE OF
COUNTY OF

The notary commission extended pursuant to Executive Order N-63-20.

On this _____ day of October, 2020, before me personally appeared Melvin Masa Kutaka, to me known to be the person (s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/free act and deed.

Witness my hand and official seal this ____ day of October, 2020.

Notary Public My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this _____ day of October, 2020, before me personally appeared Julia J. Kutaka Ngo, to me known to be the person (s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/free act and deed.

Witness my hand and official seal this ____ day of October, 2020.

Notary Public My Commission Expires:_____

Being the same property conveyed to Julia J. Kutaka, unmarried and Melvin Masa Kutaka, married and Sophia Yun-Hee Kutaka, unmarried, tenants in common as follows: a 45% vested interest to Julia J. Kutaka, a 45% vested interest to Melvin Masa Kutaka and a 10% vested interest to Sophia Yun-Hee Kutaka, by Deed of record in Instrument No. 20080506046782, Register's Office for Davidson County, Tennessee. The said Julia J. Kutaka having since married and now known as Julia J. Ngo.

This is not the marital residence of Melvin Masa Kutaka and Sophia Yun-Hee Kutaka.

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration for this transfer is $ 0.00

Subscribed and sworn to before me this the ____ day of October, 2020.

Affiant

My commission expires: _____
(Affix Seal)

Notary Public

Witness my hand this 9th day of October, 2020.

**Julia J. Katuka Ngo**

**Sophia Yun-Hee Kutaka**

**Melvin Masa Kutaka**

STATE OF California
COUNTY OF San Francisco

R. LEONARD
Notary Public - California
San Francisco County
Commission # 2233989
My Comm. Expires Apr 8, 2022

On this 09 day of October, 2020, before me personally appeared Sophia Yun-Hee Kutaka, to me known to be the person (s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/free act and deed.

Witness my hand and official seal this 09 day of October, 2020.

R Leonard
Notary Public

April 08, 2022
My Commission

## True Copy Certification

I, Trudy Milliken, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/2/21
Notary' Seal (if on paper)

