QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 549961 DEEDQC
01/08/2021 01:44:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210108-0004052

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $1.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 8 DAY OF Jan, 2021.

NOTARY PUBLIC

My Commission expires: 11-8-22

REGINA V SALLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOV 8, 2022

THIS INSTRUMENT PREPARED BY:

Bell Law, PLLC 112 30th Ave. N., Nashville, TN 37203
With information provided by the parties

NAME	ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL N
AK Property Inc.	SAME	072-15-0-162.00
813 River Heights Drive		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122-8422		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

AK PROPERTY INC.

hereinafter referred to as Grantor, by these presents does hereby remise, release and QUITCLAIM unto

AK PROPERTY INC.

hereinafter referred to as Grantee, all of her right, title and interest in and to a certain tract or parcel of land in **Davidson County**, Tennessee, described as follows, to wit:

See Attached Exhibit "A"

This is improved property, known as: **0 CAHAL AVENUE, NASHVILLE, TENNESSEE 37206**
(House Number) (Street) (City) (State) (Zip)

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

THE PURPOSE OF THIS CONVEYANCE IS TO SUBDIVIDE 0 CAHAL (MAP & PARCEL 072-15-0-162.00) INTO 3 SEPARATE LOTS.

Witness my hand this the 8th day of January, 2021.

AK Property Inc.
By: Socheata Kuch

INDIVIDUAL ACKNOWLEDGEMENTS:

STATE OF TN }
COUNTY OF Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Sachata Kuch authorized agent for **AK PROPERTY INC.**, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 8th day of January, 2021.

My Commission expires:
11-8-22

Notary Public

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

EXHIBIT 'A'

Lot 31

Land in Davidson County, Tennessee, being the southerly part of Lot No. 31 on the map of Porter Road Subdivision, according to plat and survey appearing of record in Book 843, page 38, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Said part of said Lot 31 fronts 55.00 feet on the north side of Cahal Avenue (50' R.O.W.) and extends back 74.55 feet on the east line of Lot No. 32 and 54.91 feet on the west line of Lot No.30 to dead line in the rear measuring 46.30 feet in length.

Containing 3,141 square feet or 0.072 acres.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Book 4113, Page 680 and Plat Book 843, Page 38 in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

Lot 32

Land in Davidson County, Tennessee, being the southerly part of Lot No. 32 on the map of Porter Road Subdivision, according to plat and survey appearing of record in Book 843, page 38, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Said part of said Lot 32 fronts 55.00 feet on the north side of Cahal Avenue (50' R.O.W.) and extends back 74.55 feet on the west line of Lot No. 31 and 94.10 feet on the east line of Lot No. 33 to dead line in the rear measuring 50.26 feet in length.

Containing 4,230 square feet or 0.097 acres.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Book 4113, Page 680 and Plat Book 843, Page 38 in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

Lot 33

Land in Davidson County, Tennessee, being the southerly part of Lot No. 33 on the map of Porter Road Subdivision, according to plat and survey appearing of record in Book 843, page 38, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Said part of said Lot 33 fronts 72.25 feet on the north side of Cahal Avenue (50' R.O.W.) and extends back 120.41 feet on the east margin of Branch Street (40' R.O.W.) and 94.10 feet on the west line of Lot No. 32 to dead line in the rear measuring 58.94 feet in length.

Containing 6,624 square feet or 0.152 acres.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Book 4113, Page 680 and Plat Book 843, Page 38 in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

Being the same property conveyed to AK Property Inc. by Quitclaim Deed from Socheata Kuch, recorded on _____, of record in Instrument No. 202101080004051, Register's Office for Davidson County, TN.

True Copy Certification

I, John A Bell Sr., 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 TN

County of Davidson

Personally appeared before me, Bellows (is shown) a notary public for this county and state, John A Bell Sr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

ANA LOWDON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 3-8-2021

Notary' Seal (if on paper)