Karen Johnson Davidson County
Batch# 572376 DEEDQC
02/10/2021 02:13:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210210-0019315

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to: Better Settlement Services, LLC
600 W Germantown Pike, Suite 450, Plymouth Meeting, PA 19426

Reference Number: IS-20-556410

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Eugene S. Choi	ENGENE S. CHOI	119-14-0-043
261 Tanksley Avenue	261 TANKSLEY AVENUE	
Nashville, TN 37211	NASHVILLE, TN 37211	

IS-20-556410
Record 1ST

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, EUGENE CHOI also known as EUGENE S. CHOI, now married, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto EUGENE S. CHOI, a married person, in fee simple, hereinafter referred to as "Grantee", whose mailing address is: 261 Tanksley Avenue, Nashville, TN 37211, his heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 28 of Block "D" on the Map of Woodbine Courts, Part 2, not of record, and being more particularly described according to a Plan of said subdivision by Blanchard and Parrish, Engineers, as follows:

Said Lot No. 28 fronts 75 feet on the Southerly margin of Tanksley Avenue and extends back between parallel lines, 156.5 feet to a dead line, same being the rear line of Lot No. 2 in same block.

Tax ID No.: 119-14-0-043

Being the same property conveyed to Grantor herein by Deed recorded in Instrument No. 20180809-0078596, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

Being the same which Eugene S. Choi, now married by deed dated September 16,20220 and recorded_____ _____in the county of Knox, State of Tennessee in instrument(book/page) _____conveyed unto Eugene S. Choi a married person.

The above-described property is improved property having a street address of 261 Tanksley Avenue, Nashville, TN 37211.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 17 day of Sept, 2020.

Eugene Choi also known as Eugene S Choi
EUGENE CHOI also known as
EUGENE S. CHOI

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that EUGENE CHOI also known as EUGENE S. CHOI, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 17 day of Sept, 2020.

Notary Public
My Commission expires: 11/03/2020

ANN STATHOS DONNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.00.

Eugene S Choi
EUGENE S. CHOI

Subscribed and sworn to before me this 17 day of Sept, 2020.

Notary Public
My Commission expires: 11/03/2020

ANN STATHOS DONNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

True Copy Certification

I, Gavin A. Jones, 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 PA

County of Montgomery

Personally appeared before me, Hannah Joy Sywulak, a notary public for this county and state, Gavin A. Jones 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: 9/25/2021
Notary' Seal (if on paper)

Commonwealth of Pennsylvania
Notarial Seal
HANNAH JOY SYWULAK – Notary Public
PLYMOUTH TWP, MONTGOMERY COUNTY
My Commission Expires Sep 25, 2021