Karen Johnson Davidson County
Batch# 600363 DEEDQC
03/25/2021 01:52:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210325-0039578

Prepared By:
Security Title & Escrow Company
1517 Hatcher Ln.
Columbia, TN 38401

# QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between KSMH Realty, LLC, FIRST PARTY, which expression shall include heirs, assigns and Kent Shih, married, SECOND PARTY, which expression shall include heirs, assigns, and Personal Representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys, and quitclaims unto SECOND PARTY the following described property:

LAND in Davidson County, Tennessee, being the South 125 feet of Lot No. 1 on the Map of Part 1, Wallace Subdivision, of record in Book 1424, Page 16, Register's Office of Davidson County, Tennessee.

Said part of said lot fronts 125 feet on the Easterly side of Estes Avenue and runs back between parallel lines 210 feet to a dead line.

Being a part of the same property conveyed to KMSH Realty LLC, A Tennessee Limited Liability Company, by Quitclaim deed dated July 30, 2020 of record in Instrument No. 20200814-0091143, Register's Office of Davidson County, Tennessee. See also Quitclaim deed dated December 11, 2019 of record in Instrument No. 20191213-0128509, Register's Office of Davidson County, Tennessee. See also Quitclaim deed dated October 5, 2015 of record in Instrument No. 20151008-0102694, Register's Office of Davidson County, Tennessee. See Scrivener's Affidavit of record in Instrument No. 20210322-0037842, Register's Office of Davidson County, Tennessee.

Map & Parcel - 116-16-0-80

Property Address: 3912 Estes Road, Nashville, Tennessee 37215

IN WITNESS WHEREOF, this conveyance has been executed on the 23 day of March, 2021.

KSMH Realty, LLC, a Tennessee limited liability company

By: _____
Kent Conheng Shih, Manager

THE MANAGER:

_____
KENT CONHENG SHIH

THE MEMBER: Stacey Alyse Copeland

STACEY ALYSE COPELAND

STACEY ~~ELISE~~ COPELAND, TRUSTEE OF THE KENT CONHENG SHIH FAMILY TRUST UNDER AGREEMENT DATED AS OF DECEMBER 11, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Kent Conheng Shih, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Manager of KSMH Realty, LLC, and is authorized by the makers to execute this instrument on behalf of the makers.

WITNESS my hand, at office, this the 23 day of March, 2021.

Notary Public

My commission expires:
2/28/2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Stacey Alyse Copeland, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of The Kent Conheng Shih Family Trust under agreement dated as of December 11, 2019, and is authorized by the makers to execute this instrument on behalf of the makers.

WITNESS my hand, at office, this the 23 day of March, 2021.

Notary Public

My commission expires:
2/28/2022

STATE OF TENNESSEE
COUNTY MAURY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ **-0-**.

Elizabeth Brooms
Affiant

Subscribed and sworn to before me, this 23 day of March, 2021.

Notary Public

My commission expires:
2/28/2022

NEW PROPERTY OWNER:
Kent Shih
745 W. Meade Dr.
Nashville, TN 37205

PERSON RESPONSIBLE FOR TAXES:
SAME

I, Kim Swanner, 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.

Kim Swanner

State of TENNESSEE
County of MAURY
Personally, appeared before me, Elizabeth Grooms, a notary public for this county and state, Kim Swanner, 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: 6.22.22
Notary's Seal

