Karen Johnson Davidson County
Batch# 601458 DEEDQC
03/26/2021 02:19:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210326-0040321

AFTER RECORDING RETURN TO:
Old Republic Title
530 South Main Street Ste 1061
Akron, OH 44311
File No. 01-21014237-02C

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 091 15 0 119.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 19 day of March, 2021, by and between **JAMES SUH, A MARRIED MAN WHO ACQUIRED TITLE AS AN UNMARRIED MAN, HEIRS AND ASSIGNS, JOINED IN EXECUTION BY HIS SPOUSE KARRI ANN SUH,** a mailing address of 312 53rd Ave N, Nashville, TN 37209, hereinafter referred to as Grantor(s) and **JAMES SUH and KARRI ANN SUH, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY,** a mailing address of 312 53rd Ave N, Nashville, TN 37209, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property Address: 312 53RD AVE N, NASHVILLE, TN 37209

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

JAMES SUH

KARRI ANN SUH

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, JAMES SUH and KARRI ANN SUH, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tn, this 19 day of March, 20 21.

Notary Public, Cynthia Sharp
My Commission expires: 03/31/2021

CYNTHIA SHARP
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

STATE OF Tennessee
COUNTY OF Wilson

Sworn to before me this 19 day of March, 2021.

Notary Public, Cynthia Sharp
My Commission Expires: 03/31/2021

Name and address for person(s) responsible for taxes:

JAMES SUH and KARRI ANN SUH
312 53RD AVE N
NASHVILLE, TN 37209

Name and address of property owner:

JAMES SUH and KARRI ANN SUH
312 53RD AVE N
NASHVILLE, TN 37209

CYNTHIA SHARP
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

EXHIBIT A
LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF BLOCK 12, AS SHOWN ON THE MAP ENTITLED REALTY SAVINGS BANK & TRUST COMPANY'S REVISED PLAN OF WEST EXTENSION OF CHARLOTTE PARK COMPANY'S FIRST ADDITION, OF RECORD AS PLAT BOOK 421, PAGE 18, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEGINNING AT A POINT IN THE EAST MARGIN OF 53RD AVENUE NORTH AT THE SOUTHEAST CORNER OF 53RD AVENUE NORTH AND ELKINS AVENUE; THENCE CONTINUING SOUTH ALONG SAID MARGIN, 45 FEET TO A POINT; THENCE EAST RUNNING BETWEEN PARALLEL LINES AND LONG THE SOUTHERLY MARGIN OF ELKINS AVENUE, 120 FEET TO THE REAR PROPERTY LINE, MEASURING 45 FEET THEREON.

PARCEL ID NO: 091 15 0 119.00

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED

GRANTOR: EMILY S. BARTLETT, A SINGLE WOMAN
GRANTEE: JAMES SUH, AN UNMARRIED MAN, HEIRS AND ASSIGNS
DATED: 03/19/2020
RECORDED: 03/20/2020
DOC#/BOOK-PAGE: 20200320-0030935 / NA

PROPERTY COMMONLY KNOWN AS: 312 53RD AVE N, NASHVILLE, TN 37209

Tennessee Certification of Electronic Document

I, Auburn R Carnegie, 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.

Signer's Name

Signature

State of PA

County of Allegheny

Personally appeared before me, Jennifer L. Lander, a notary public for this county and state, Auburn R Carnegie, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Name

Signer's Name

Notary's Signature

MY COMMISSION EXPIRES: 10/17/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
JENNIFER L LANDER - Notary Public
Allegheny County
My Commission Expires Oct 17, 2023
Commission Number 1355954

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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