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

Karen Johnson Davidson County
Batch# 637062 DEEDQC
05/17/2021 09:28:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210517-0065811

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Kent Shih, married, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and KSMH Realty, LLC, a Tennessee limited liability company, 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 Plat 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 the same property conveyed to Kent Shih by Quitclaim Deed of record in Instrument No. 20210325-0039518, Register's Office of Davidson County, Tennessee.
Also, 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

Stacey Alyse Copeland, wife of the FIRST PARTY, hereby joins in this Quitclaim Deed for the purpose of conveying any interest she may have in the above-described property by virtue of marriage or otherwise.

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

Kent Shih

Stacey Alyse Copeland

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Kent Shih and Stacey Alyse Copeland, with whom I am personally acquainted, and who acknowledged that they executed this instrument for the purposes therein contained.

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

My Commission Expires: 2/28/2022

NOTARY PUBLIC

KIM SWANNER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY MY COMMISSION EXPIRES 2-28-2022

STATE OF TENNESSEE

COUNTY OF Maury

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

AFFIANT

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

My commission expires: 2/28/2022

NOTARY PUBLIC

KIM SWANNER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY MY COMMISSION EXPIRES 2-28-2022

NEW PROPERTY OWNER:
KSMH Realty, LLC
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 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, Shannon Sylvester, 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.

Shannon Sylvester

My Commission Expires:

5/23/22

