Karen Johnson Davidson County
Batch# 664680 DEEDQC
06/24/2021 01:58:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210624-0086001

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination conducted by Wagon Wheel Title & Escrow, LLC.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Cheon S. Kim Nan S. Kim 1200 Wexford Downs Lane, Nashville, TN 37211	New Owner	081-03-0-339.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Paul Sangwoo Kim, a single man,** by these presents does hereby quitclaim and convey unto **Cheon S. Kim and Nan S. Kim, Husband and Wife,** their heirs, successors and assigns, their rights, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee being lot No. 8 on the Plan of Lellow Gardens, Section One of record in Plat Book 3500, Page 110, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 50 feet on the west margin of 11th Avenue, North, and it extends back between lines 138.6 feet on the North line and 170.9 feet on the South line to a dead line in the rear., which is a broken line, an measures 63.2 feet.

Being the same property conveyed to Cheon S. Kim and Nan S. Kim, husband and wife by Warranty Deed from James R. Sperance, III, of record in Instrument No. 20170724-0074457 of Register's Office for Davidson County, Tennessee, dated July 13, 2017 and recorded on July 24, 2017.

Being the same property conveyed to Cheon S. Kim and Nan S. Kim, Husband and Wife, and Paul Sangwoo Kim, a single man, all as Joint tenants with right of Survivorship by Quitclaim deed from Cheon S. Kim and Nan S. Kim of record in Instrument No. 20200327-0033415 of Register's Office for Davidson County, Tennessee, dated March 27, 2020 and recorded on March 27, 2020.

Being also known as 2227 11th Avenue North, Nashville, TN 37208

STATE OF Georgia
COUNTY OF Cherokee

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 23 day of June 2021.

Affiant Paul S. Kim

My commission expires: (Affix Seal)

Susan H Marinelli
Notary Public

SUSAN H MARINELLI
NOTARY PUBLIC
Cherokee County
State of Georgia
My Comm. Expires April 13, 2022

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 23 day of June, 2021.

Paul Sangwoo Kim

STATE OF Georgia
COUNTY OF Cherokee

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Paul Sangwoo Kim,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 23rd day of June 2021.

Notary Public

SUSAN H MARINELLI
NOTARY PUBLIC
Cherokee County
State of Georgia
My Comm. Expires April 13, 2022

My Commission Expires:

True Copy Certification

I, **Angie Lawless**, 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, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022