Karen Johnson Davidson County
Batch# 675974 DEEDQC
07/13/2021 02:25:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210713-0094199

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $-0- Affiant Subscribed and sworn to before me, this 12 day of July, 2021. Notary Public My Commission Expires:

MELANIE BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 05, 2025

QUITCLAIM DEED

Address New Owner: Eugene & Lydia Choi 261 Tanksley Avenue Nashville, TN 37211	Send Tax Bills to: New Owner	Map Parcel No. 119-14-0-043

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **EUGENE S. CHOI** ("Grantor"), by these presents, does hereby quitclaim and convey unto **EUGENE S. CHOI AND LYDIA CHOI, MARRIED,** their heirs, successors and assigns (collectively, "Grantee"), all of Grantor's rights, title and interest in and to certain tract or parcel of land in Davidson County 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.

Being the same property conveyed to EUGENE S. CHOI by Quitclaim Deed from EUGENE CHOI also known as EUGENE S. CHOI, recorded on February 10, 2021 in Instrument No: 20210210-0019315, said Register's Office for Davidson County, Tennessee.

This is part of improved property known as: **261 Tanksley Avenue, Nashville, TN 37211** ("Property")

Said property is conveyed subject to any all such easements, limitations, restrictions and encumbrances as may affect the premises.

[Intentionally Left Blank]

Witness our hands this 12th day of July, 2021, the bargaining party, having caused my name to be signed hereto on said day and date.

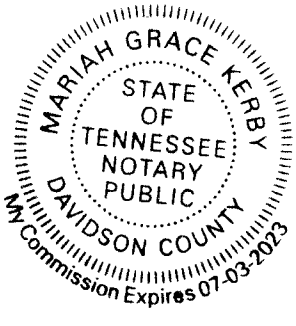
GRANTOR:

EUGENE S. CHOI

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

On this day before me, the undersigned Notary Public, personally appeared, **EUGENE S. CHOI** the within named bargainor, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

Witness my hand and official seal at office this 12th day of July, 2021.



Notary Public
My commission expires: _____

Tennessee Certification of Electronic Document

I, Margaret Philpott, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/30/2021 (date of document).

Affiant Signature

6/30/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of June, 2021.

Notary's Signature

MY COMMISSION EXPIRES: May 5, 2025

NOTARY'S SEAL

