Karen Johnson Davidson County
Batch# 681733 DEEDQC
07/22/2021 12:14:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210722-0098582

Commitment Number: TN21102745

After Recording, Send To:
BOSTON NATIONAL TITLE
400 ROUSER RD, BLD 2, STE 101
CORAOPOLIS, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605 Fax: (866) 611-0170. File Number: TN21102745.

New Property Owner/Mail Tax Statements To:
Charles Lee Kim and **Annie Choo Kim, husband and wife**, 1406 Pillow Street Nashville TN 37203

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
105-07-0C-002-00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): quitclaim for no consideration

Charles Lee Kim and **Annie Choo Kim who acquired title as Annie Yeonjoo Choo**, hereinafter grantors, whose tax-mailing address is **1406 Pillow Street Nashville TN 37203**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Charles Lee Kim** and **Annie Choo Kim, husband and wife**, hereinafter grantees, whose tax mailing address is **1406 Pillow Street Nashville TN 37203**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT B OF 526 HAMILTON TOWNHOMES AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FILED IN INSTRUMENT NUMBER 20130126-0008444, AS AMENDED IN INSTRUMENT NUMBER 20130320-0027462, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNITS BEING DEPICTED ON EXHIBIT C OF SAID DECLARATION. Tax ID: 105-07-0C-002-00
Property Address is: 1406 Pillow Street Nashville TN 37203

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20200305-0025011 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 105-07-0C-002-00

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on MARCH 5, 2021:

Charles Lee Kim

Annie Choo Kim

STATE OF TN
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me on 3/5/, 2021 by **Charles Lee Kim** and **Annie Choo Kim** who are personally known to me or have produced DRIVERS LIC as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Commission expires : March, 7 2023

State of TN
County of DAVIDSON

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $_____ which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 5 day of MARCH, 2021.

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Seal)

Affiant

Charles Kim
Print Name

Notary Public

My commission expires:
3/7/23

MARK GROLL
Print Name

CTIC# _____

True Copy Certification

I, Brady Howell, do hereby make oath that I am 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 PENNSYLVANIA
COUNTY OF ALLEGHENY

Personally appeared before me, Tracy L. Suter, a notary public for this county and state, Brady Howell 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: 10-24-21

NOTARY'S SEAL (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Tracy L. Suter, Notary Public
Moon Twp., Allegheny County
My Commission Expires Oct. 24, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES