This instrument was prepared by:
LAW OFFICE OF GEORGE R. FUSNER, JR.
Partin Ray Building
7104 Peach Court
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 692465 DEEDQC
08/06/2021 12:21:39 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210806-0106288

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) Max Namsup Ahn, f/k/a Nam Sup Ahn and Angela Aesukjung Ahn, f/k/a AE S. Ahn, Husband and Wife and John Ahn f/k/a Jae Hee Ahn for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), Max Namsup Ahn, Angela Aesukjung Ahn, and John Ahn as joint tenants with the right of survivorship, whose address is 8235 Wikle Road E, Brentwood, Tennessee, 37027.

The new owners are: Max Namsup, Angela Aesukjung Ahn and John Ahn
Whose address is 8235 Wikle Road, E., Brentwood, Tennessee 37027.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIR AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

See Exhibit "A" attached hereto and incorporated herein by reference.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all taxes, restrictions, easements, liens or encumbrances not shown by the Public Records, zoning and planning ordinances and health department regulations that may affect the premises. Any and all visible easements lying on or across the property including all items set out on any applicable plat of record, as well as any encroachment, encumbrances, violations, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

Any mineral or mineral rights leased, granted or retained by current or prior owners.

This is improved property known as 1074 Murfreesboro Pike, Nashville, Tennessee 37210.

To HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Signed this 3rd day of August, 2021.

Signature of Grantors:

Max Namsup Ahn, f/k/a
Nam Sup Ahn

Angela Aesukjung Ahn, f/k/a
AE S. Ahn

John Ahn, f/k/a
Jae Hee Anh

STATE OF TENNESSEE, COUNTY OF WILLIAMSON, SS:

BE IT REMEMBERED That on this 3rd day of August, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Max Namsup Ahn, f/k/a Nam Sup Ahn, Angela Aesukjung Ahn f/k/a AE S. Ahn, and John Ahn f/k/a Jae Hee Anh, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

MELISSA FISK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Map-Parcel: 106-16-0-049.00
Street address of property: 1074 Murfreesboro Pike, Nashville, Tennessee 37210

Oath of Consideration

We, Max Namsup Ahn, Angela Ahn, and John Ahn the Affiant(s), hereby swear or affirm that to the best of our knowledge, information and belief, that the actual consideration for this transfer is $10.00.

Signed this 3rd day of August, 2021.

Signatures of Affiants:

Sworn and subscribed before me this 3rd day of August, 2021.

Melissa Fisk
Notary Public

MELISSA FISK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Name and Address of New Owner is:	Max Namsup Ahn, Angela Aesukjung Ahn and John Ahn 8235 Wikle Road E Brentwood, TN 32027
Name and Address of Party Responsible For Payment of Real Property Taxes:	Max Namsup Ahn, Angela Aesukjung Ahn and John Ahn 8235 Wikle Road E Brentwood, TN 32027

EXHIBIT A

Land in Davidson County, Tennessee, Being part of Lot No. 6 on the Map of the land owned by the heirs of Thomas Poole, deceased, as of record in Book 161, page 103, Register's Office for Davidson County, Tennessee, and also being shown as an unnumbered tract on the Map of the Subdivision of the H.W. Williams Lands, as of record in Book 547, page 63, said Register's Office, and described according to a survey made by Hal R. Swann, Jr., Surveyor, dated July 16, 1966, as follows:

Beginning at a fence post in the northeasterly margin of Murfreesboro Pike at the northwest intersection of a 12-foot alley, being the first alley northwest of Thompson Place; thence with said Pike, North 50 degrees West 75 feet to an iron pin at the southeast corner of Lot 12, of said Williams Lands thence northeasterly with the line of Lot 12, 190.5 feet to a point; thence North 69 degrees East 35 feet to an iron pin, at the northwest corner of the Vultee Church of Christ Property, being Lot No. 13 on the Williams Lands; thence with the westerly line of said property South 11 degrees East 114 feet to a fence post in the northwesterly margin of a 12 foot alley; thence with the margin of the same South 44 and ½ degrees West 144.5 feet to the point of beginning.

Being the same property conveyed to William Harold Cocke, as Trustee of the Harold Cocke Trust, by Quit Claim Deed from William Harold Cocke, an unmarried person, dated October 25, 2001, of record in Instrument No. 20011103-0120186, Register's Office for Davidson County, Tennessee.