Karen Johnson Davidson County
Batch# 757112 DEEDQC
11/17/2021 12:20:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211117-0153126

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
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.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Hwang Investments, LLC 5010 Grimsby Cove Suwanee, GA 30024	New Owner	104-02-3P-010.00-CO

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, **Jonathan J. Hwang and Jenny Lee Hwang, a married couple**, by these presents does hereby quitclaim and convey unto **Hwang Investments, LLC, a Tennessee limited liability company**, its successors, representatives, and assigns, its rights, title and interest in and to the following described tract of land in Davidson County, Tennessee:

A certain condominium located in Davidson County, Tennessee, being Unit No. 303 of 119 Mason Avenue Condominiums, a Horizontal Property Regime with Private Elements established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing 119 Mason Avenue Condominiums of record in Instrument No. 20171005-0102455 as amended in Instrument No. 20210830-0116345, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being a portion of the same property convyed to Jonathan J. Hwang and Jenny Lee Hwang, a married couple by Warranty Deed dated October 26, 2021 from Mason Avenue, LLC, a Tennessee limited liability company, of record. Being a portion of the same property conveyed to Mason Avenue, LLC by Warranty deed from Mason House Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20160829-0090278 Register's Office for Davidson County, Tennessee, dated August 15, 2016 and recorded on August 29, 2016. Being also known as 119 Mason Avenue #303 Nashville, Tennessee 37203.

STATE OF Georgia
COUNTY OF Barrow

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 8 day of November, 2021.

Affiant

My commission expires:

Notary Public

AMANDA FREE
NOTARY
Comm. Exp.
GEORGIA
May 22, 2025
PUBLIC
BARROW COUNTY, GA

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 8th day of November, 2021.

Jonathan J. Hwang

Jenny Lee Hwang

STATE OF GEORGIA
COUNTY OF Barrow

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

Witness my hand and seal this 8 day of November, 2021.

AMANDA FREE NOTARY Comm. Exp. GEORGIA May 22, 2025 PUBLIC BARROW COUNTY, GA

Notary Public

My Commission Expires:

STATE OF GEORGIA
COUNTY OF Barrow

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

Witness my hand and seal this 8 day of November, 2021.

Notary Public

My Commission Expires:

AMANDA FREE NOTARY Comm. Exp. GEORGIA May 22, 2025 PUBLIC BARROW COUNTY, GA

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 11/12/2021 (date ~~of document~~).

Affiant Signature

11/12/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 12th day of November, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025