Karen Johnson Davidson County
Batch# 862216 DEEDQC
05/25/2022 10:00:51 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220525-0060517

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Suite 130
Nashville, TN 37215

No title search was performed in the preparation of this Quitclaim Deed.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 24 day of May, 2022.

Notary Public

My Commission Expires:

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Veritas-JC, LLC 33 Fair Acres Drive Grosse Pointe Farms, MI 48236	New Owner	131 08 0 048.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Jin Kun Cha,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Veritas-JC, LLC, a Tennessee limited liability company,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 of Granny White Court, a plan of which is of record in Book 2854, Page 115, Register's Office for Davidson County, Tennessee, being described as follows, to-wit:

Beginning at an iron pin, the common corners of Lot No. 5 and 6; running thence north 85 degrees, 18 minutes West 285.21 feet to a concrete monument in the easterly margin of a 20 foot dedication for additional right-of-way to Granny White Pike; thence North 1 degree, 25 minutes, East 121.39 feet with the margin of said dedication to a concrete monument; thence around a curve with a radius of 25 feet in a northeasterly direction 39.38 feet to a concrete monument in the southerly margin of Granny White Court; thence South 88 degrees, 20 minutes East 258.89 feet, with the margin of said Granny White Court, to an iron pin; thence in a southerly direction with the westerly margin of Lot No. 6, 161.5 feet to the point of beginning.

Being the same property conveyed to Jin Kun Cha by Warranty Deed recorded on December 13th, 2000 of record in Instrument No. 20001213-0122618, Register's Office of Davidson County, Tennessee.

Jin Kun Cha having never lived at subject property as a primary, marital residence.

This is improved property known as: 4420 Granny White Pike Nashville, TN 37204.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of May 2022.

Jin Kun Cha

MAHETEME K. KEBEDE
Notary Public
Commonwealth of Virginia
#7804602

STATE OF VA)
COUNTY OF City of Alexandria)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Jin Kun Cha**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 19 day of May 2022.

Notary Public
My Commission Expires: 31 Jan 2026