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

20220525-0060518

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	104 11 0 338.00

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. 107 on the Map of the Bransford Realty Co's Subdivision of the Edgar Jones Home Place of record in Book 421, Page 7, Register's Office for Davidson County, Tennessee.

Salt Lot No. 107 fronts 55 feet on the easterly side of 25th Avenue South and runs back between parallel lines, 165 feet to an alley.

Being the same property conveyed to Jin Kun Cha by Deed recorded on June 10th, 1985 of record in Book 6572, Page 992, 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: 2104 25th Avenue South Nashville, TN 37212.

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