This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 928168 DEEDQC
10/12/2022 08:18:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221012-0111682

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 11th day of October, 2022.

Notary Public
My Commission Expires: _____

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Sun Y. Kim 6300 Cairo Bend Rd Lebanon, TN 37087	New Owner	117110B05500CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Sun Y. Kim, a married person** ("Grantor"), do hereby quitclaim and convey unto **THE J & J Trust, dated October 4, 2022** ("Grantee"), its successors and assigns, any and all of Grantors' interest in and to that certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. D7, Parcel No. 55 of The Villager East Condominium Apartments, a Horizontal Property Regime, 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 Villager East Condominium of record in Book 5457, page 298, corrected in Book 5553, page 336, 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 the Plan of The Villager East Condominium Apartments of record in Book 5200, page 178, Register's Office for Davidson County, Tennessee; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Sun Y. Kim, a married person, by Warranty Deed from Bryan Scott Jones, Trustee of Thomas E. Ervin Revocable Living Trust dated June 28, 2012, and recorded August 9, 2022, of record in Instrument No. 20220809-0090642, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Thomas E. Ervin, Trustee of the Thomas E. Ervin Revocable Living Trust dated June 28, 2012 by Quitclaim deed from Thomas E. Ervin of record in Instrument No. 20161102-0116099 Register's Office for Davidson County, Tennessee, dated October 27, 2016 and recorded on November 02, 2016.

This is improved property located at: 3600 Hillsboro Pike, D7, Nashville, TN 37215.

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.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 11th day of October, 2022.

GRANTOR:

Sun Y. Kim

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Sun Y. Kim**, the within named bargainor, 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 at office this 11th day of October, 2022.

Notary Public
My Commission expires: _____

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Certificate of Authenticity

I, Michael Ference, do hereby make oath that I am 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 10/11/22.

Affiant Signature

10/11/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 11 day of Oct, 2022.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

