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
20221012-0111684

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
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	04216021200

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 woman** ("Grantor"), do hereby quitclaim and convey unto **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:

Certain tracts or parcels of land located in the 11th Civil District of Davidson County, Tennessee, being Lot Nos. 81, 82, and 83 on the map of Madison Realty Company's Subdivision as of record in Book 547, page 164, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING described property previously conveyed to R. L. McGaugh et ux, Sara McGaugh of record in Book 1306, page 598, Register's Office for Davidson County, Tennessee, described as follows:

Being the West 28 feet front and 7 feet rear of Lot No. 80 and the east parts of Lots Nos. 81, 82 and 83 on the map of Madison Realty Company's Subdivision as of record in Book 547, page 164, Register's Office for said County, described as follows:

Beginning at a point in the north margin of Harris Avenue 128 feet easterly margin of a 40 foot street adjoining the Gallatin Road shown on said plan, said point also being 22 feet west of the common corner of Lots Nos. 80 and 81; thence northerly 135 feet, more or less, to the north line of Lot No. 83, and being 43 feet west of the common northerly corner of Lot Nos. 80 and 83; thence easterly along the north line of Lot Nos. 83 and 80, 50 feet to a point which is 7 feet east of the common northerly corner of Lots Nos. 80 and 83; thence southerly 135 feet, more or less, to the north margin of Harris Avenue, which point is 50 feet west of the corner of Lots Nos. 79 and 80; thence with the north margin of Harris Avenue westerly 50 feet to the point of beginning.

Being a part of the same property conveyed to Sun Y. Kim, by General Warranty Deed from Nancy Sutton and Kristie S. Taylor, Co-Personal Representatives of the Estate of Thomas E. Stewart, Thomas E. Stewart, Trustee and Thomas E. Stewart as Partner, and all of the remaining Partners of MSW Investments, a Tennessee Partnership composed of Thomas E. Stewart, The Herman Wind Family Trust (Patsy Wind and Regions Bank, Co-Trustees), Diana D. Waters and William G. Waters, of record as Instrument No. 20111130-0092919, recorded November 30, 2011 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Herman Wind, Trustee, with full authority to convey without the joinder of beneficiary, by deed of record in Book 4803, page 232, Register's Office for Davidson County, Tennessee. Herman Wind having died the partners of MSW Investments, a Tennessee partnership appointed Thomas E. Stewart as the new Trustee and further conveyed to Thomas E. Stewart, Trustee with full power to Bargain, Sell, Convey, Mortgage, Lease or otherwise encumber without the necessity of joinder by any beneficiary of record in Instr. No. 20041112-0136397, said Register's Office.

This is improved property located at: 411-419 Gallatin Pike, Madison, TN 37115.

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:

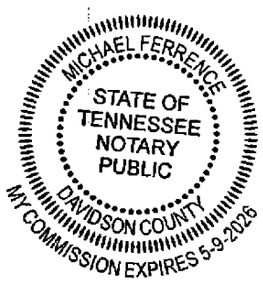
Sun Y. Kim

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: _____



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

