Karen Johnson Davidson County
Batch# 961885 DEEDQC
01/18/2023 09:19:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230118-0003976

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
James McCulloch Min Young Kim 141 Grovedale Trace Antioch, TN 37013	Fairway Asset Corp 15400 Calhoun Dr. Rockville, MD 20855	164-07-0A-015.00-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, **James McCulloch, married,** by these presents does hereby quitclaim and convey unto **James McCulloch and Min Young Kim, husband and wife,** their heirs, successors and assigns, all of his right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 15 on the Final Plat of Harvest Grove, Section One as shown on plat of record in Instrument No. 20060726-0090037, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to James McCulloch, married by Warranty deed from Greenvale Construction, LLC a Tennessee limited liability company of record in Instrument No. 20070322-0034809 Register's Office for Davidson County, Tennessee, dated March 15, 2007 and recorded on March 22, 2007.

Being also known as 141 Grovedale Trace, Tennessee 37013.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
9 day of January, 2023.

Affiant

My commission expires: 3.3.25

(Affix Seal)

Notary Public

DREW BRANDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this the 9th day of January, 2023.

James McCulloch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal on this the 9th day of January, 2023.

Notary Public

My Commission Expires: 3·3·25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

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 January 17, 2023 (date of document).

Affiant Signature

January 17, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 17th day of January, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023