THIS INSTRUMENT PREPARED BY: ***Yvette L. Meldrum, Attorney at Law*** **Mid-State Title & Escrow, Inc.** *Royal Oaks Trade Center* *128 Holiday Court, Suite 125* *Franklin, TN 37067* *(615) 790-3156* This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax-related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, LLC shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax-related counsel. **This Instrument is to be treated as a Quitclaim Deed under T.C.A. § 67-4-409(a)(1)(D), as amended.** 2023-0566	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* Sworn to and subscribed to before me this 6TH day of JUNE 2023. *Notary Public* *My commission expires:* 1-26-25

JAMES K STERLING
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-26-2025

Name and Address of New Owner:
Bernadino Kwon Salazar & Taek Son Russell
3001 Hamilton Church Road #334
Antioch, TN, 37013

Send Tax Bills To:
Owner

Street Address of Subject Property:	**Parcel ID:**
3001 Hamilton Church Road #334 Antioch, TN, 37013	163 04 0A 334.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Taek Son Russell, unmarried** hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **Bernadino Kwon Salazar, unmarried and Taek Son Russell, unmarried, as joint tenants with rights of survivorship** hereinafter called "**GRANTEES,**" his heirs and assigns, all of his right, title and interest, if any, in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Unit 334, Hamilton Crossings Townhomes, a Planned Unit Development, of record in Instrument No.: 20040212-0016945, as amended in Instrument No.: 20060206-0014793, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Taek Son Russell, unmarried, by warranty deed of Rita Kiwanis Cunningham f/k/a Rita Kiwanis Jones of record in Instrument #20150911-0092221, Register's Office, Davidson County, TN dated September 9, 2015, recorded September 11, 2015. Being also known as 3001 Hamilton Church Road, #334, Antioch, TN 37013.

Karen Johnson Davidson County
Batch# 1011749 DEEDQC
06/06/2023 11:23:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230606-0042879

202306060042879

This conveyance is subject to any and all existing easements and restrictions of record. This conveyance is subject to Covenants, conditions, easements and restrictions of record in Instrument No. 20040212-0016945, By-Laws of record in Instrument No. 20040212-0016946; Amendment of record in Instrument No. 20040226-0022076; Instrument No. 20050310-0026734; Instrument No. 20050701-0075731, Instrument No. 20060206-0014793, Grant of Anchor Easement of record in Book 10319, Page 987, Stormwater Detention Agreement of record in Instrument No. 20030731-0108672, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

WITNESS my hand this 6TH day of JUNE, 2023.

Taek Son Russell
Grantor – Taek Son Russell

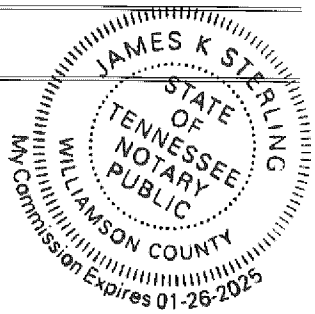
STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

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

WITNESS my hand and seal at office, this 6TH day of JUNE, 2023.

NOTARY PUBLIC

My commission expires: 1.26.25



True Copy Certification

I, Yvette Meldrum, 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 JUNE 6TH, 2023.

Affiant Signature _____

JUNE 6TH, 2023

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 6TH day of JUNE 2023.

_____
Notary's Signature

MY COMMISSION EXPIRES: 1-26-25

JAMES K STERLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-26-2025