This instrument prepared by:
The Lambert Firm, PLLC
2500 21st Avenue South #102
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 1018726 DEEDQC
06/26/2023 08:34:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230626-0048152

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 6 day of June, 2023.

Notary Public
My Commission Expires: 11/6/24

SPENCER LAMBERT
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number:
THE RENEE JEDI TRUST 11900 South Aviary Drive Hollywood, Florida, 33026	THE RENEE JEDI TRUST 11900 South Aviary Drive Hollywood, Florida, 33026	097-02-0A-276.00-CO

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, that **Steven Jhu and Jung Yun Jhu, husband and wife,** ("Grantor") does hereby quitclaim and convey unto **THE RENEE JEDI TRUST** ("Grantee"), its successors and assigns, any and all interest Grantor may have in that certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 276 on the plan of Villages of Riverwood, Section One, Phase 3A, Revision One, of Record in Instrument No. 20110630-0050230, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Steven Jhu and Jung Yun Jhu, husband and wife, from Amanda Pettit and Matthew Pettit, by Warranty Deed recorded September 4, 2018 of record at Instrument No. 20180904-0087020 in the Register's Office for Davidson County, Tennessee.

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.

This is improved property known as: 1431 Riverbrook Drive, Nashville, Tennessee 37076.

IN WITNESS WHEREOF, Grantor has executed this instrument on June 5, 2023

GRANTOR:

Steven Jhu

Jung Yun Jhu

STATE OF Florida
COUNTY OF Broward

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the Grantors, **Steven Jhu and Jung Yun Jhu** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein.

Witness my hand on 5th June 2023.

Notary Public State of Florida
Scott Torres
My Commission HH 306505
Expires 8/29/2026

Notary Public
My Commission Expires: 08-29-2026

Certificate of Authenticity

I, Spencer Smith, 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 6/5/23

Affiant Signature — Date: 6/5/23

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5 day of June 2023

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM