Karen Johnson Davidson County
Batch# 1056153 DEEDQC
10/02/2023 12:34:09 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20231002-0077182

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd., Suite 202
Franklin, TN 37067

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

STATE OF TENNESSEE
COUNTY OF Williamson

MELANIE DURARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 01-31-2026

The actual consideration is $0.00

Affiant: _____

Subscribed and sworn before me, this the 29th day of September, 2023.

Notary Public: _____
My Commission Expires: _____

ADDRESS OF NEW OWNER:
Young On Choi
535 Central Ave.
Nashville, TN 37211

SEND TAX BILLS TO:
New Owner

MAP/PARCEL:
119-09-0-299.00

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **GMC, Inc., a Tennessee corporation** (hereinafter referred to as "**GRANTOR**") does quitclaim and convey all of its undivided right, title and interest to the hereinafter described property to **Young On Choi**, (hereinafter referred to as "**GRANTEE**") her heirs and assigns, in and to the following described tract of land:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Re-subdivision of Lot No. 2 on the Plan of Grandview Heights and Thompson & Rings Subdivision of Edenwold Park, of record in Book 6200, Page 300, Register's Office for Davidson County, Tennessee, and more particularly described according to a Survey by Barry Greer & Associates, dated September 27, 1984, as follows:

BEGINNING at an existing iron pin at the intersection of McClain Avenue and a 15' alley being the southeast corner of said lot; thence, North 86 deg. 58 min. 47 sec. West, 157.89' to an iron pin; thence, North 89 deg. 18 min. 00 sec. West, 5.98' to an existing concrete monument; thence, North 00 deg. 41 min. 00 sec. East, 127.37'; thence, South 89 deg. 43 min. 23 sec. East, 156.84' to an iron pin in the westerly margin of said alley; thence, with said alley South 00 deg. 09 min. 36 sec. East, 134.97' to the point of BEGINNING.

TOGETHER with the Access Easement recorded in Book 6548, Page 649, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to GMC, Inc., a Tennessee corporation, by Warranty Deed from Thomas Ford and wife, Suzanne Ford, of record in Instrument No. 20171107-0114701, Register's Office for Davidson County, Tennessee, dated November 6, 2017, and recorded on November 7, 2017.

This is property is commonly known as: 535 Central Ave., Nashville, TN 37211.

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, easements and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this document was executed this 28th day of September, 2023.

GMC, Inc.

By: Young On Choi, its President

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Young On Choi, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon this oath acknowledged herself to be the President of GMC, Inc., the within named bargainor, a corporation, and that she as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Young On Choi as such President.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of September, 2023.

Notary Public

My Commission Expires: 3-9-2027

LAMONT BUNCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027