Karen Johnson Davidson County
Batch# 1125353 DEEDQC
04/22/2024 08:37:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240422-0028442

QUITCLAIM DEED

This Instrument was prepared with information provided by Grantee without the benefit of a title search or title policy. Preparer makes no representation as to the accuracy of title.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LAUREN DEGEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SoBro Law Group, PLLC
101 Lea Avenue, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sera Ahn Chae	NEW OWNER	**173 05 0A 096.00CO**
(NAME)	(NAME)	
8254 Frontier Lane		
(ADDRESS)	(ADDRESS)	
Brentwood TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **JUNG AHN**, A SINGLE WOMAN **AND SERA AHN CHAE**, A MARRIED WOMAN, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO **SERA AHN CHAE**, A MARRIED WOMAN, HEREINAFTER CALLED THE GRANTEE, ITS, SUCCESSORS AND ASSIGNS, ALL OF THEIR INTEREST, IF ANY, IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Unit No. 96 (Ninety Six) on the Plan of Barnes Crossing, a Planned Unit Development, according to plat and survey as shown on Exhibit A of said Master Deed of record in Instrument Number 20050721-0084791, as re-recorded in Instrument Number 200501114-0136938, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said property.

Being the same property conveyed to Jung Ahn and Sera Ahn Chae by Warranty Deed from Phillip Hocking of record as Instrument No. 20170125-0008084, in the Register's Office of Davidson County, Tennessee.

unimproved ⊗

This is improved ý property, known as 1972 Shaylin Loop, Antioch, Tennessee 37013
(House Number) (Street) (City or Town) (State) (Postal Zip)

Grantor makes no representation regarding the accuracy or status of title of the property conveyed herein and only conveys interest, known or unknown, that Grantor may possess.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this ____ day of April, 2024.

JUNG AHN

SERA AHN CHAE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 16th day pf April, 2024, before me personally appeared Sera Ahn Chae and Jung Ahn, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged they are the foregoing bargainor, and that they as such executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th day of April, 2024..

Notary Public

My Commission Expires: 2/13/28

W. JARED NELSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXP. FEB. 13, 2028

Certificate of Authenticity

I, Mackenzie Hudson ("Affiant"), 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 4/18/24 (date).

Affiant Signature

4/18/24
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 18 day of April, 2024.

Notary's Signature

My Commission Expires: 11-2-2026

Notary's Seal

