Karen Johnson
Batch # 1160738
07/23/2024 08:56:04 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240723-0055048

SEND TAX BILLS TO: In Hyung Baik and Ju Sun Kim Beck, Trustees 3229 Shady Forest Drive Murfreesboro, TN 37128	PREPARED BY: John H. Baker III PO Box 398 302 N. Spring Street Murfreesboro, TN 37133-0398 (615) 896-4154
NAME AND ADDRESS OF NEW OWNER: In Hyung Baik and Ju Sun Kim Beck, Trustees 3229 Shady Forest Drive Murfreesboro, TN 37128	MAP-PARCEL: 161-01-OB-111.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **In Hyung Baik and Ju Sun Kim Beck**, husband and wife, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt of which is acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto **In Hyung Baik and Ju Sun Kim Beck, Trustees of the Baik & Beck TN Community Property Trust dated July 12, 2024, and any amendments thereto**, their heirs, successors and assigns, all of their right, title and interest in and to a certain parcel of real property located in Davidson County, Tennessee, described more particularly as follows:

LAND in Davidson County, TN, BEING Lot No. 35 on the Plan of First Revision, Phase Three, Section Two, Aberdeen Woods, of record in Instrument # 200112310144800, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed unto In Hyung Baik and wife, Ju Sun Kim Beck, by warranty deed of record in Instrument No. 20031113-0166125, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property known as 5121 Glencarron Drive, Nashville, TN 37220.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

The aforesaid Baik & Beck TN Community Property Trust was executed and established by In Hyung Baik and wife, Ju Sun Kim Beck, as grantors and trustees, on July 12, 2024, before execution of this deed. Ju Sun Kim Beck and In Hyung Baik are all of the current trustees of this trust.

This quitclaim deed was prepared from information provided by the parties herein, and the

preparation of this deed neither expresses nor implies any opinion of the preparer as to the title nor as to the accuracy of the description of the property conveyed herein.

WITNESS our hands, this the 12th day of July, 2024.

Ju Sun Kim Beck, Grantor

In Hyung Baik, Grantor

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and county, the within named **Ju Sun Kim Beck**, with whom I am personally acquainted (or who proved upon satisfactory evidence) and who acknowledged that she executed the foregoing QUITCLAIM DEED instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Murfreesboro, Tennessee this 12 day of July, 2024.

JOHN H. BAKER III
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires: 06/17/2028

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and county, the within named **In Hyung Baik**, with whom I am personally acquainted (or who proved upon satisfactory evidence) and who acknowledged that he executed the foregoing QUITCLAIM DEED instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Murfreesboro, Tennessee this 12 day of July, 2024.

JOHN H. BAKER III
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires: 06/17/2028

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is none.

AFFIANT

Sworn to and subscribed before me this 12 day of July, 2024.

JOHN H. BAKER III
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires: 06/17/2028