THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch # 1224071 DEEDQC
01/07/2025 09:18:37 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250107-0001195

[PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.]

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
KRE, LLC 243 Collier Ave Nashville, TN 37211	Owner	11914 0 016.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Andrew Kim**, hereinafter called the Grantor, do hereby Quitclaim unto **KRE, LLC**, hereinafter called the Grantee, its successors and assigns, all of our right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

All that certain tract or parcel of land in Davidson County, State of Tennessee described as follows, to wit:

Beginning in the Southerly margin of Collier Avenue at the front common corner of Lots No. 18 and 19 of said Block "E" and lot No. 18 having been conveyed to William Rufus Carter, Jr. and wife, by deed from A.S. Johnson and wife, of record in Book 1916, Page 303, Register's Office for said county; Thence with the line between said Lot Nos. 18 and 19 and along the Westerly line of said Carter's Property Southwardly 155.5 feet to the common corner of Lots No. 11, 12, 18 and 19 of said Block "E", said Lot No 11 having been conveyed to Ben F. Sells, Jr. and wife, by deed from Benjamin F. Sells, Sr. and wife, of record in Book 5253, Page 394, said Register's Office; Thence with the line between Lots Nos. 11 and 19 and along the Northerly line of said Sells property Westwardly 75 feet to the common corner of Lots Nos. 10, 11, 19 and 20 of said Block "E", said Lot No. 20 having been conveyed to Lester G. Acton and wife, by deed from Ken W. Jones and wife, of record in Book 4942, Page 155, said Register's Office; thence with the line between said Lots No. 19 and 20 along the Easterly line of said Acton's property Northwardly 155.5 feet to the Southerly margin of Collier Avenue; Thence with the Southerly margin of Collier Avenue Eastwardly 75 feet to the point of beginning.

Being the same property conveyed to Andrew Kim by Warranty Deed from Larry Cox, filed on 03/30/2023, at Instrument No. 20230330-0023229, Davidson County Register of Deeds.

This is property commonly known as 243 Collier Avenue, Nashville, TN 37211.*
*Note: An address is not a legal description of real property.

Witness my hand, this 12 **day of** December, **2024:**

Andrew Kim

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Andrew Kim**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the said bargainor(s) executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12 day of December, **2024**:

Notary Public

My Commission Expires: 02/01/2027

LANDON ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXP. FEB. 01, 2027

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st DAY OF December, **2024**:

Notary Public

My Commission Expires:

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 9TH, 2026