This instrument was prepared by:
Brenda Rhoton Clark, Attorney
1224 Second Avenue South, Ste. 102
Nashville, TN 37210
615.649.6841

QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1228844 DEEDQC
01/22/2025 02:06:12 PM 1 pg
Fees: $12.00 Taxes: $0.00

20250122-0005068

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is a divorce settlement and is $0.00.
Subscribed and sworn to before me on this 4th day of October, 2024.

BRENDA CLARK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES 5-9-2026

Brenda Clark
Notary Public
My Commission Expires: 05-09-2026

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENNESSEE CODE ANNOTATED 67-4-409(a)(3)(A) AND NO OATH OF VALUE IS REQUIRED PURSUANT TO TENNESSEE CODE ANNOTATED 67-4-409(a)(5).

NEW OWNER:
Lisa Nim
5105 Sunsail Drive
Nashville, TN 37013

SEND TAX BILLS TO:
Lisa Nim
5105 Sunsail Drive
Nashville, TN 37013

MAP-PARCEL NUMBERS
151 090B 241.00CO

This is a transaction exempt from tax pursuant to T.C.A. 67-4-409(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in that certain case styled **Lisa S. Nim v. On Nim, Civil Action 24D1109 in the Third Circuit Court for Davidson County, Tennessee.** Accordingly, **ON NIM** does hereby quitclaim unto the said **LISA NIM**, her heirs, successors, and assigns, all of his right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot 165 on the plan of Lakeside Cove at Percy Priest, Phase 3, of record in Instrument 20060825-0105210, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being part of the same property conveyed from Centex Homes, a Nevada General Partnership, by Warranty Deed to On Nim and wife, Lisa Nim, dated June 7, 2007, and of record as Instrument Number 20070607-0068477, Register's Office for Davidson County, Tennessee.

This is improved property, known as 5105 Sunsail Drive, Nashville, Tennessee 37013.

Witness my hand this 3rd day of December, 2024.

ON NIM

COUNTRY OF CAMBODIA Kingdom of Cambodia)
City of Phnom Penh) ss:
Embassy of the United States)

Personally appeared before me, the undersigned, a Notary Public of said locality, ON NIM, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Subscribed and sworn to before me on this 3 day of December, 2024.

NOTARY PUBLIC Susan Narkevich Notarizing Officer

My Commission Expires: Commission is indefinite

Return to: Lisa S. Nim
5105 Sunsail Drive
Nashville, TN 37013