QUITCLAIM DEED

Karen Johnson
Batch # 1235702
02/10/2025 09 37 00 AM
Fees $13 00 Taxes $4,884 00

Davidson County
DEEDQC
2 pgs

20250210-0009767

STATE OF Hawaii, COUNTY OF Honolulu

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,320,000 00

Affiant

Subscribed and sworn to me on February 5 2025

NOTARY PUBLIC

My Commission Expires 03/13/2026

KEVIN C. MURRAY NOTARY PUBLIC COMMISSION #22-37 STATE OF HAWAII

THIS INSTRUMENT WAS PREPARED BY
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP – PARCEL #
Orange Investment LLC 383 Kalaimoku St #E3402 Honolulu, HI 96815	Same as New Owner	071-14-0M-001 00 CO

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

KNOW ALL MEN BY THESE PRESENTS that Yoon Seob Kahng, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Orange Investment LLC, a Hawaii Limited Liability Company, hereinafter called **"GRANTEE,"** its successors and assigns, her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows

> Land in Davidson County, Tennessee, being Unit No A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 118 Fern Ave, a Horizontal Property Regime with Private Elements of record as Instrument No 20171113-0116312 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property
>
> Being the same property conveyed to Yoon Seob Kahng by Warranty Deed from James Galuszka and Sharon Galuszka, husband and wife, dated April 12th, 2023, and recorded on April 14th, 2023, of record in Instrument No 20230414-0027395, Register's Office for Davidson County, Tennessee
>
> This is improved property, known as 118A Fern Avenue, Nashville, TN 37207

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

WITNESS my hand on FEBRUARY 5, 2025

Yoon Seob Kahng

Yoon Seob Kahng

STATE OF HAWAII

COUNTY OF HONOLULU

On FEBRUARY 5, 2025, before me personally appeared **Yoon Seob Kahng,** to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal on 5TH DAY OF FEBRUARY, 2025

NOTARY PUBLIC

Kevin C. Murray

My Commission Expires 03/13/2026

My Commission Expires

KEVIN C MURRAY NOTARY COMMISSION #22-37 PUBLIC STATE OF HAWAII

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FEB -5 2025

Doc Date: _____ # of Pages 2

Kevin C. Murray, Notary Public First Circuit

Doc Description QUITCLAIM DEED

Notary Signature FEB -5 2025 Date