FROM Roen Yang, unmarried

TO Hee Sun Kim, unmarried

Karen Johnson Davidson County
Batch # 1284836 DEEDQC
06/16/2025 01 42 07 PM 2 pgs
Fees $12 00 Taxes $0 00
20250616-0046951

QUITCLAIM DEED

Address of New Owner:
Hee Sun Kim
305 Leafland Ave
Nashville, TN 37210

Send Tax Bills To:
OWNER

Map & Parcel:
106130d00100co

THIS INSTRUMENT WAS PREPARED BY

Advantage Title and Escrow
1321 Murfreesboro Pike, Ste 823
Nashville, TN 37217

Prepared from information
furnished by the parties

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever greater, for this transaction is
$ -0-

X _____
Affiant
Subscribed and sworn to before me this
the 13th day of June, 2025

_____
Notary Public
Commission Expires
10/21/28

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

I/WE, Roen Yang , unmarried, do hereby quitclaim to Hee Sun Kim, unmarried, **HER** heirs and assigns all my rights, title and interest in the following land located in Davidson County, Tennessee described as follows To-Wit

See Exhibit A

This is improved property known as 305 Leafland Ave Nashville, TN 37210

Witness our hand(s) this the 13th day of June, 2025

A _____
Roen Yang

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 13th day of June, 2025, before me, personally appeared Roen Yang, known to me known to be the person described in and who executed the foregoing instrument and who acknowledged the execution of same to be HER free act and deed

Witness my hand and official seal at Nashville, Tennessee, this the 13th day of June, 2025

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

_____
Notary Public
Commission Expires 10/21/28

EXHIBIT A

Land in Davidson County, Tennessee, being Unit "305" of The Cottages at 305 and 307 Leafland Avenue, a Horizontal Property Regime with Private Elements located in Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for The Cottages at 305 and 307 Leafland Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20170526-0052701, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, co-owners and tenants of The Cottages at 305 and 307 Leafland Avenue, a Horizontal Property Regime with Private Elements contained in aid Declaration, the plat Filed as Exhibit "B" to said Declaration appearing of record as instrument No. 20170526-0052701, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said lot.

Being the same property conveyed to Roen Yang, unmarried and Hee Sun Kim, unmarried, as joint tenants with right of survivorship by Warranty deed from Jason Bockman of record in Instrument No. 20180613-0056751 Register's Office for Davidson County, Tennessee, dated June 11, 2018 and recorded on June 13, 2018.

Being also known as 305 Leafland Avenue Nashville, Tennessee 37210.