Karen Johnson Davidson County
Batch# 1302722 DEEDQC
07/28/2025 08:05:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250728-0059137

QUITCLAIM DEED

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2027	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $0.00. Affiant Subscribed and sworn to before me, this the 24th day of July, 2025. Notary Public My commission expires: _____

THIS INSTRUMENT PREPARED BY:

Kaalberg Giesecke, PLLC
123 South 11th Street, Nashville, TN 37206
Attn: Grant Luiken

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
TCM Take 5 Hermitage, LLC 3975 Lakefield Court, Suite 101 Suwanee, Georgia 30024	New Owner	065-13-0-135.00

FOR AND IN CONSIDERATION of the sum of $0.00, JOHN B. CHO and DIANA J. CHO, each a resident of Tennessee, by these presents do hereby quitclaim and convey unto TCM TAKE 5 HERMITAGE, LLC, a Tennessee limited liability company, its successors and assigns, all their right, title and interest in and to the following described real estate, subject to such limitations, restrictions and encumbrances as may affect said real estate:

See Exhibit A.

This is improved property known as 4827 Lebanon Pike, Hermitage, Tennessee 37076.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed effective as of the 24th day of July, 2025.

By: John B. Cho
John B. Cho

STATE OF TENNESSEE
COUNTY OF DAVIDSON)

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

Witness my hand and seal, at office in Nashville, Tennessee, this the 24th day of July, 2025.

NOTARY PUBLIC

My Commission Expires: 3/8/28

[*Signatures Continue on the Next Page*]

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

By: _____
Diana J. Cho

STATE OF TENNESSEE
COUNTY OF DAVIDSON)

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

Witness my hand and seal, at office in Nashville, Tennessee, this the 24th day of July, 2025.

_____
NOTARY PUBLIC

My Commission Expires: 3/8/25



4930-7908-9742, v. 3

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Section Three, Scotts Hollow, Phase One, of record in Book 8250, page 871, Registers Office for Davidson County, Tennessee, being more particularly described according to that certain ALTA/NSPS Land Title Survey dated June 24, 2025 prepared by Dean M. Gerchar TRLC No. 2263 as follows:

Beginning at a found 3/4" iron rod with cap at the southwest corner of said Lot 3; thence N 00'12'03" W, a distance of 258.55' to a found 1/2" iron rod;
thence N 74'06'08" E, a distance of 100.00' to a found 3/4" iron rod with cap; thence S 03'23'18" E, a distance of 253.73' to a found nail in disc;
thence with a curve turning to the right with an arc length of 115.01 ', with a radius of 3222.05', with a chord bearing of S 73'30'14" W, with a chord length of 115.00' to the Point of Beginning.

Being the same property conveyed to Charlie Y Cho, Diana J. Cho and John B. Cho, as tenants in common with full rights of survivorship, by deed from King Property, LLC, a Tennessee limited liability company, of record in Instrument No. 20141105-0102351, Register's Office for Davidson County, Tennessee. Corrected by Scrivener's Affidavit of record in Instrument No. 20150123-0006512, Register's Office for Davidson County, Tennessee. Charlie Y. Cho having since died on October 4, 2022.

Tennessee Certification of Electronic Document

I, George Mudter, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 24, 2025 (date of document).

Affiant Signature

July 25, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of July 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-2029

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

202507280059137