QUITCLAIM DEED

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER, IS $15,000.

Affiant

Subscribed and sworn to me on August, 2025.

NOTARY PUBLIC
My Commission Expires: Expires: July 6, 2026

CHELSEA ALEXANDRIA FREDERICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch # 1305802 DEEDQC
08/04/2025 01:05:32 PM 3 pgs
Fees: $18.00 Taxes: $55.50

20250804-0061565

THIS INSTRUMENT WAS PREPARED BY:
JOSEPH CASON
1044 BALD EAGLE DRIVE
KINGSTON SPRINGS, TN 37082

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Eunha Yang 1202 Brentwood Ln Brentwood, TN 37027	NEW OWNER	14800006201

FOR AND IN CONSIDERATION of ~~SEVEN~~ Fifteen THOUSAND ($15,000.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, JOSEPH CASON hereinafter called **"GRANTOR,"** ~~has~~ DO quitclaim and convey all of my undivided right, title, and interest to the Hereafter described Property, ~~has~~ bargained and sold, and by these presents do transfer and convey unto Eunha Yang, hereinafter called **"GRANTEE,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being a small triangular tract in the 5th Civil District of Davidson County, on the north side of Franklin Limestone Road and fronting approximately 75 feet, bounded on the east by the N.C.& St. L. Railroad, now the L.&N. Railroad, right of way, and on the westerly side by D. F. White and wife, whose deed is of record in Book 3708, Page 221, Register's Office.

Being the same property conveyed to JOSEPH CASON by Final Decree Confirming Sale through the CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE delinquent tax auction, with said redemption period having past, from CSK CORPORATION dated June 12, 2024 and recorded July 26, 2024 in Book: 20240830, Page: 0067009, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Hardaway Construction Company, a Tennessee general partnership, by Deed from Gatewood Development Company, Inc., a Tennessee corporation of record in Record Book 4696, Page 776, in the Register of Deeds of Davidson County, Tennessee.

Subject to any and all existing restrictions and easements of record.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

JOSEPH CASON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On August 4, 2025, before me personally appeared JOSEPH CASON, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand, at office, this 4th day of August, 2025.

Notary Public

My Commission Expires: Expires: July 6, 2026

