Karen Johnson Davidson County
Batch# 1343485 DEEDQC
11/12/2025 09:07:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251112-0089804

# QUITCLAIM DEED

*Please Return to:*

**Magnolia Title & Escrow**
**1104 Fatherland Street**
**Nashville, TN 37206**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF October, 2025.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

**THIS INSTRUMENT WAS PREPARED BY:**
**Venture Law, PLLC**
**1104 Fatherland St.**
**Nashville, TN 37206**

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Sueellen Young Cho** | **Same as New Owner** | |
| | (NAME) | |
| **1400 Winding Way** | | **061-08-0-196.00** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37216** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **SAMANTHA ROBINSON, UNMARRIED,** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **SUEELLEN YOUNG CHO F/K/A SUEELLEN ROBINSON-CHO, UNMARRIED,** ("GRANTEE") THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 11 OF BLOCK "H" ON THE PLAN OF JACKSON PARK, SECTION 3, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY W. B. SOUTHGATE, SURVEYOR, IN 1980, AS FOLLOWS: BEGINNING ON THE SOUTHERLY MARGIN OF WINDING WAY AT THE COMMON CORNER OF LOTS NOS. 10 AND 11, SAID BEGINNING POINT IS ALSO 110 FEET EAST OF LOT NO. 8, BLOCK "H" ON THE PLAN OF JACKSON PARK, SECTION 2, AS OF RECORD IN PLAT BOOK 843, PAGE 21; THENCE WITH THE LINE BETWEEN LOTS 10 AND 11, SOUTHEASTWARDLY 250 FEET; THENCE EASTWARDLY 100 FEET TO THE CORNER OF LOTS NOS. 11 AND 12, THENCE WITH THE LINE BETWEEN SAID LOTS, NORTHWARDLY 305 FEET TO THE SOUTHERLY MARGIN OF WINDING WAY; THENCE WITH THE SOUTHERLY MARGIN OF SAID ROAD, WESTWARDLY 200 FEET TO THE BEGINNING.**

**BEING THE SAME PROPERTY CONVEYED TO SAMANTHA ROBINSON AND SUEELLEN ROBINSON-CHO, A MARRIED COUPLE, BY WARRANTY DEED FROM FRANCIS E. BALCIK, UNMARRIED, OF RECORD IN INSTRUMENT NO. 20200402-0035420, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED MARCH 25, 2020, AND RECORDED ON APRIL 02, 2020. ALSO SEE AFFIDAVIT OF SCRIVENER'S ERROR OF RECORD IN INSTRUMENT NO. 20200612-0060180, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.**

**SAMANTHA ROBINSON AND SUEELLEN ROBINSON-CHO HAVING SINCE DIVORCED ON JUNE 24, 2025, AND PURSUANT TO THE FINAL DECREE OF DIVORCE AND MARITAL DISSOLUTION AGREEMENT AS SHOWN IN DOCKET NO. 24D-1363 IN THE THIRD CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE AT NASHVILLE, ENTERED JUNE 24, 2025, THE SAID SAMANTHA ROBINSON HEREBY RELEASES, TRANSFERS, AND CONVEYS ANY AND ALL INTEREST SHE HAS IN THE SUBJECT PROPERTY**

*** SUEELLEN ROBINSON-CHO IS ONE AND THE SAME AND NOW KNOWN AS AS SUEELLEN YOUNG CHO AS THEIR MAIDEN NAME WAS RESTORED PURSUANT TO SAID FINAL DECREE OF DIVORCE.**

**THIS BEING IMPROVED PROPERTY MORE COMMONLY KNOWN AS 1400 WINDING WAY, NASHVILLE, TN 37216.**

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the 10 day of October, 2025.

Samantha Robinson
**SAMANTHA ROBINSON**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Samantha Robinson, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she/he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10 day of October, 2025.

Alli P
Notary Signature

My commission expires:

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

Certificate of Authenticity

I, Pam Autry, 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 **10/16/25**.

Date

Affiant Signature

**10/16/25**

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **16th** day of **October**, 20**25**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

My Commission Expires: 05/08/2029

Date

Notary's Seal (if on paper)