QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1360903 DEEDQC
12/22/2025 02:26:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251222-0101597

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

STATE OF TN, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to me on December 19th, 2025.

Katherine Cooper
NOTARY PUBLIC

My Commission Expires:

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 #
Moon Kim 709B 23rd Street Nashville, TN 37209	SAME	091051G002.00CO

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 NOE PROPERTIES LLC, 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 Moon Kim, hereinafter called **"GRANTEE,"** her successors and assigns, its entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Units B, SevenHundredNine TwentyThird Street, a Horizontal Property Regime, created under Title 66, Chapter 27, Section 101, et seq., Tennessee Code Annotated and established by that certain Declaration of Covenants, Conditions and Restrictions for SevenHundredNine TwentyThird Street, of record in Instrument No. 20210421-0053606, in the Register's Office for Davidson County, Tennessee, to which Declaration and plat as shown as Exhibit "B" in said Declaration, specific reference is hereby made for a more particular description of said units.

Being the same property conveyed to NOE PROPERTIES LLC by Warranty Deed from Kirtley Whittington, of record in Instrument No. 20220222-0019927, Register's Office for Davidson County, Tennessee.

This is improved property, known as 709B 23rd Street, Nashville, TN 37209.

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 December 15, 2025.

NOE PROPERITES LLC

By: Moon Kim
Moon Kim

Its: Noe Properties LLC
Member

STATE OF California)
COUNTY OF San Francisco

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Moon Kim, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the Member of NOE PROPERITES LLC, the within named bargainor, and that she as such Member executed the foregoing instrument for the purposes therein contained, by signing for NOE PROPERITES LLC by herself as Member.

WITNESS MY HAND AND OFFICIAL SEAL, this the 15 **day of** December **2025.**

NOTARY PUBLIC

My Commission Expires: 06/20/2028

NOE PROPERITES LLC

KASSANDRA NAI NIETO
COMM. #2492682
NOTARY PUBLIC ●CALIFORNIA
SAN FRANCISCO COUNTY
Commission Expires: JUNE 20, 2028

By: Richard Kennedy
Richard Kennedy

Its: Noe Properties LLC
Member

STATE OF California)
COUNTY OF San Francisco

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Richard Kennedy, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Member of NOE PROPERITES LLC, the within named bargainor, and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing for NOE PROPERITES LLC by himself as Member.

WITNESS MY HAND AND OFFICIAL SEAL, this the 15 **day of** December **2025.**

NOTARY PUBLIC

My Commission Expires: 06/20/2028

KASSANDRA NAI NIETO
COMM. #2492682
NOTARY PUBLIC ●CALIFORNIA
SAN FRANCISCO COUNTY
Commission Expires: JUNE 20, 2028

Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 12/19/2025.

John Cobb Rochford

12/19/2025
Date

State of Tennessee

County of Davidson

Personally appeared before me Katherine Cooper, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on 12/19/2025.

Katherine Cooper

My Commission Expires: 07/02/29

