Recordation Requested By/Return to:
BEELINE TITLE, LLC
188 VALLEY STREET
PROVIDENCE, RI 02909
File No. BEE-119108-R

Karen Johnson Davidson County
Batch# 1363195 DEEDQC
12/30/2025 04:02:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20251230-0103960

This Instrument Prepared By:
JOHN PAPASTRAT TN Bar No. 042937
o/b/o BC LAW FIRM, P.A.
372 FRANKLIN AVENUE, POB 7
NUTLEY, NJ 07110

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

QUITCLAIM DEED

Exempt Pursuant to T.C.A. Code 67-4-409(E)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
LEE CAPITAL MANAGEMENT LLC	LEE CAPITAL MANAGEMENT LLC	174 11 0A 334.00
2904 KATONKA COURT ANTIOCH, TN 37013	2904 KATONKA COURT ANTIOCH, TN 37013	

Executed this 12TH day of Dec 2025.

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), IN HAND PAID TO **YOUNGCHOUL LEE , MARRIED, HEREIN JOINED BY SPOUSE, JI HYE LEE HUSBAND AND SANGWOON LEE, MARRIED, HEREIN JOINED BY SPOUSE SUNMI SHIN** HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **LEE CAPITAL MANAGEMENT LLC**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL MY/THEIR RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 233, CANE RIDGE FARMS, PHASE VI, SECTION ONE, ACCORDING TO PLAT APPEARING OF RECORD IN INSTRUMENT NUMBER 20050209-0015098, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HERE MADE FOR MORE COMPLETE DETAILS OF LOCATION AND DESCRIPTION OF SAID LOT.

THIS CONVEYANCE IS SUBJECT TO RESTRICTIONS AND BY-LAWS OF RECORD IN INSTRUMENT 20000905-0087103; 20001204-0119093; 20010815-0088370; 20040319-0031603; 20041102-0131848; AND 20100526-0040558, SAID REGISTER'S OFFICE. THIS CONVEYANCE IS MADE SUBJECT TO: (1) 2013 TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEES; (2) ALL MATTERS APPEARING ON THE PLAN OF RECORD IN INSTRUMENT 20050209-0015098, SAID REGISTER'S OFFICE; (3) EASEMENT TO METRO OF RECORD IN BOOK 5078, PAGE 476, REGISTER'S OFFICE FOR SAID COUNTY; (4) EASEMENT TO UNITED TELEPHONE OF RECORD IN INSTRUMENT 20020123-0009340, REGISTER'S OFFICE FOR SAID COUNTY; (5) EASEMENT TO USA OF RECORD IN BOOK 4420, PAGE 36, REGISTER'S OFFICE FOR SAID COUNTY; (6) TRANSMISSION LINE

EASEMENT OF RECORD IN BOOK 4428, PAGE 569, REGISTER'S OFFICE FOR SAID COUNTY.

Being the same premises conveyed to Youngchoul Lee , Married and Sangwoon Lee, Unmarried, by Deed dated 06/28/2013 and recorded on 07/01/2013 as Instrument No., 20130701-0067404 in the Office of the Recorder of Deeds in and for DAVIDSON County, Tennessee.

Property known as, 2904 KATONKA COURT, ANTIOCH, TN 37013
This instrument was prepared without the benefit of a title examination.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 12TH day of Dec, 2025

YOUNGCHOUL LEE

JI HYE LEE HUSBAND

STATE OF FL

COUNTY OF pasco

Before me, Samer S Marsis Tawfik of the state and county mentioned, personally appeared **YOUNGCHOUL LEE AND JI HYE LEE HUSBAND** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

Notary Public State of Florida
Samer S Marsis Tawfik
My Commission HH 314599
Expires 9/21/2026

Notary Public
Printed Name: Samer S Marsis Tawfik
My Commission Expires: 9/21/2026

Witness my hand this 17 day of Dec, 20 25.

Sangwoon Lee
SANGWOON LEE

Sunmi Shin
SUNMI SHIN

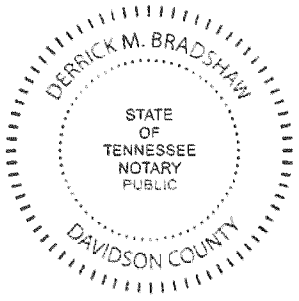
STATE OF Tennessee

COUNTY OF Davidson

Before me, Derrick M Bradshaw of the state and county mentioned, personally appeared **SANGWOON LEE AND SUNMI SHIN** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

DMB
Notary Public
Printed Name: Derrick M Bradshaw
My Commission Expires: 1-24-2028



OATH OF VALUE CONSIDERATION

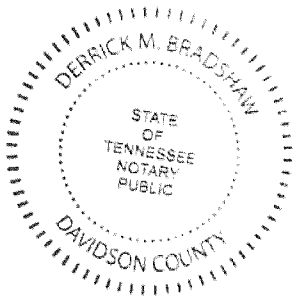
STATE OF Tennessee
COUNTY OF Davidson

I, OR WE, HEREBY SWEAR AND AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $10.00.

Sangwoon Lee
Affiant

Subscribed and sworn to before me this the 17 day of Dec, 2025

Notary Public
My commission expires: 1.24.2028 (seal)



Tennessee Certification of Electronic Document

I, Marcella Stanard, 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 12/17/2025 (date of document).

Affiant Signature

12/18/2025
Date

State of Rhode Island

County of Providence

Sworn to and subscribed before me this 18th day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 7/22/2026

NOTARY'S SEAL

CODY SELLERS
NOTARY PUBLIC
STATE OF RHODE ISLAND
NOTARY ID # 769097
MY COMMISSION EXPIRES JULY 22, 2026