Karen Johnson Davidson County
Batch# 1476438 DEEDQC
09/22/2026 02:13:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260922-0087978

RECORD AND RETURN TO:
Sungnam Choi and Young Choi
464B Hillside Ave
Palisades Park, NJ 07650

QUITCLAIM DEED

Jameson B Baldwin
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of [illegible] 2026.

NOTARY PUBLIC

My commission expires: 9/19/28

THIS INSTRUMENT PREPARED BY:
Sungnam Choi and Young Choi
464B Hillside Ave
Palisades Park, NJ 07650

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sungnam Choi and Young Choi 464B Hillside Ave Palisades Park, NJ 07650	Same as Address of New Owner	086-13-0A-049.00CO

FOR AND IN CONSIDERATION of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **Daniel Choi, an unmarried man,** hereinafter called the Grantor(s), has quitclaimed and by these presents do hereby quitclaim all my right, title and interest unto **Sungnam Choi and Young Choi, husband and wife,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 49 on the Corrected Final Subdivision Plat Magnolia Farms, Phase 1, Section 1, of record in Instrument No. 20181115-0112560, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sungnam Choi, a married man and Daniel Choi, an unmarried man, as tenants in common with rights of survivorship by Warranty Deed from Beazaer Homes, LLC, a Delaware Limited Liability Company, dated March 24, 2021, recorded March 26, 2021 in Instrument No. 20210326-0040226, Register's Office for Davidson County.

This is improved property known as 4016 Magnolia Farms Drive, Hermitage, TN 37076.

WITNESS MY HAND, this 6th day of September, 2026.

Grantor

Daniel Choi

STATE OF NEW JERSEY
COUNTY OF BERGEN

STATE OF New Jersey
COUNTY OF Bergen

Personally appeared before me, a Notary Public, **Daniel Choi**, with whom I am personally acquainted (or 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, this 6th day of September 20 25

Notary Public

Daniel S. Rocque-Seraphin
Notary Public of New Jersey
Commission # 50229448
Commission Expires: 01/21/2030

Daniel S. Seraphin
Printed Notary Name

My commission expires: Jan 21, 2030

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 9/6/26 (date of document).

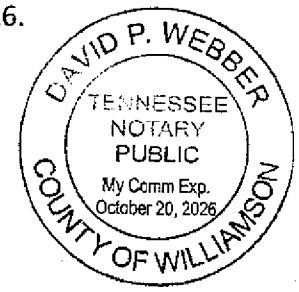
Jennifer Pennell

9/17/26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 9/17/26, 2026.



Notary's Signature

My Commission Expires: _____

Notary's Seal