Box 10-B

BILL GARRETT, Davidson County
Trans: T20120039499 DEEDQC
Recvd: 05/30/12 13:58 2 pgs
Fees: 12.00 Taxes: 0.00

20120530-0046753

STATE OF California
COUNTY OF Los Angeles

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21 DAY OF May, 2012.

Notary Public

MY COMMISSION EXPIRES: Oct 15, 2014

(AFFIX SEAL)

SAIMA BARI
Commission # 1908290
Notary Public - California
Los Angeles County
My Comm. Expires Oct 15, 2014

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION HAS BEEN PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SYDNEY CHEN	SAME	082-03-0-454.00
(NAME) 309 LOGANS CIRCLE	(NAME)	
(ADDRESS) FRANKLIN, TN 37067	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF $1.00 CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, JENNY CHEN-DRAKE, FORMERLY KNOWNS AS JENNY CHEN,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM AND CONVEY TO **SYDNEY CHEN,** ALL OF MY RIGHT, TITLE AND INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY,** STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of Sharpe and Crutcher's Addition to East Nashville, of record in Plat Book 57, page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sydney Chen, unmarried and Jenny Chen, unmarried, from Union Planters Bank, N.A. by deed dated September 12, 2002 of record in Instrument No. 20020918-0113853 and re-recorded in Instrument No. 20020927-0117691, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.

unimproved ( )
This is improved(X) property, known as 1017 LISCHEY AVENUE, NASHVILLE, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever 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 21 day of May, 2012.

JENNY CHEN-DRAKE

STATE OF California

COUNTY OF Los Angeles

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Jenny Chen-Drake**, the bargainor, 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 official seal at office this 21 day of May, 2012.

My Commission Expires: Oct 15, 2014

Notary Public

SAIMA BARI
Commission # 1908290
Notary Public - California
Los Angeles County
My Comm. Expires Oct 15, 2014