Recording Requested By
First American Title OFS
4074 005
APN: 07111019200

Davidson County DEEDQC
Recvd: 10/22/12 12:57 3 pgs
Fees:17.00 Taxes:0.00
20121022-0096528

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **Svetlana Chen, spouse of Sydney Chen.,**
For and in consideration of the sum of Zero Dollars ($ -0-), the undersigned do(es) hereby bargain, sell, release, remise, quitclaim and convey unto **Sydney Chen, a married man as his sole and separate property,** all their right, title and interest in the following described real estate, to wit:

SEE ATTACHED "EXHIBIT A"

This is unimproved property known as 309 Gatewood Ave, Nashville TN 37207.

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.

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 29 day of Aug., 2012.

FRANK LANKFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Sydney Chen

Svetlana Chen

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Sydney Chen & Svetlana Chen with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 29 day of Aug. 2012, 2012.

Notary Public
My commission expires: _____

FRANK LANKFORD
MY COMMISSION EXPIRES
MAY 5, 2015

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00 (Zero Dollars).

FRANK LANKFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Sydney Chen

Svetlana Chen

STATE OF TENNESSEE,
COUNTY OF Davidson

Subscribed and sworn before me this the 29 day of Aug, 2012.

Notary Public
My commission expires: _____

FRANK LANKFORD
MY COMMISSION EXPIRES
MAY 5, 2015

Prepared By:
Security National Escrow, 6 Hutton Centre Drive, Suite 100, Santa Ana, CA 92707 at the request of the Grantor.

New Owner
Mail Tax Bills to:
Sydney Chen
309 Gatewood Ave
Nashville, TN 37207

Exhibit "A"

Legal Description

A.P.N.: 07111019200

Real property in the City of Nashville, County of Davidson, State of Tennessee, described as follows:

Being the westerly half of Lot No. 51 on the Plan of Trinity Heights Addition to the Subdivision of Bass Lands of record in Plat Book 161, page 38, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description; and

BEING the same property conveyed to Sydney Chen, an unmarried person, and Jenny Chen, an unmarried person, by Deed dated July 15, 2002 and recorded on August 7, 2002 in Instrument No. 20020807-0094927 in the Office of the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, Alfonso Sanchez, 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.

Signature

State of California

County of Orange

James E. Sherman

Personally appeared before me, [~~Name of Notary~~], a notary public for this county and state, *[~~name of person making certification~~] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

*Alfonso Sanchez

Notary's Signature

My Commission Expires: 4-8-14

Notary' Seal (if on paper)

JAMES E. SHERMAN
Commission # 1883919
Notary Public - California
Orange County
My Comm. Expires Apr 8, 2014