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Davidson County DEEDQC
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20121022-0096529

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **Sydney Chen a married man who acquired title as an unmarried person and Jenny Chen, a married woman, who acquired title as an unmarried person.,** 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 and Jenny Chen-Drake, a married woman as her sole and separate property as tenancy in common,** 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 27 day of August, 2012.

Sydney Chen

Jenny Chen

STATE OF TENNESEE
COUNTY OF _____

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared _____ 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 _____ day of _____, 2012.

_____
Notary Public
My commission expires: _____

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).

Sydney Chen

Jenny Chen

STATE OF TENNESSEE
COUNTY OF _____

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

_____
Notary Public
My commission expires: _____

Prepared By:
Security National Escrow, 6 Hutton Centre Drive, Ste 100, Santa Ana, CA 92707, at the request of the Grantor.
New Owner
Mail Tax Bills to:
Sydney Chen and Jenny Chen
309 Gatewood Ave
Nashville, TN 37207

ALL-PURPOSE ACKNOWLEDGMENT

State of TENNESSEE

County of DAVIDSON

On 8-29-12 (DATE) before me, FRANK LANKFORD (NAME OF NOTARY PUBLIC)

personally appeared Sydney Chen (NAME(S) OF SIGNER(S)),

☐ personally known to me **OR** ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), an that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

FRANK LANKFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WITNESS my hand and official seal.

FRANK LANKFORD
MY COMMISSION EXPIRES
MAY 8, 2016

Place Notary Seal and Stamp Above

Frank Lankford
SIGNATURE OF NOTARY

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it may prove valuable to persons relying on this Acknowledgment and could prevent fraudulent reattachment of this certificate to another document.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT

DESCRIPTION OF ATTACHED DOCUMENT

Quit Claim Deed
TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

Acknowledgment

State of California)
County of Los Angeles)

On August 27, 2012 before me, J. Bustos Notary Public, personally

(here insert name and title of the officer)

appeared Jenny Chen-Drake

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

J. BUSTOS
COMM. #1977960
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
Comm. Exp. MAY 12, 2016

(This area for notary stamp)

California Jurat

State of California

County of Los Angeles } **S.S.**

Subscribed and sworn to (or affirmed) before me on this 27 day of August (Month),

20 12, by Jenny Chen-Drake (Name of Signer (1)) and

_____ (Name of Signer (2)), proved to me on the basis of

satisfactory evidence to be the person(s) who appeared before me.

Signature of Notary Public

J. Bustos

For other required information (Notary Name, Commission No. etc.)

J. BUSTOS
COMM. #1977960
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
Comm. Exp MAY 12, 2016

Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this jurat to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The certificate is attached to a document titled/for the purpose of

containing _____ pages, and dated _____

Additional Information

Method of Affiant Identification

Proved to me on the basis of satisfactory evidence:
○ form(s) of identification ○ credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

☐ Affiant(s) Thumbprint(s) ☐ Describe: _____

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File Number: 9904-4074005

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

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

Notary's Signature

My Commission Expires: Oct 27, 2012

Notary' Seal (if on paper)

FELIPE HERAS
Commission # 1820100
Notary Public - California
Los Angeles County
My Comm. Expires Oct 27, 2012