Recording Requested By
First American Title OFS
4073992
APN: 082-07-0-399

Davidson County DEEDQC
Recvd: 10/22/12 13:03 3 pgs
Fees:17.00 Taxes:0.00
20121022-0096542

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **Sydney Chen and 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-Drake, 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 817 Lischey Avenue, 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
MY COMMISSION EXPIRES
MAY 5, 2015

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.

29
SC
SC

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).

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 29 day of Aug., 2012.

FRANK LANKFORD
MY COMMISSION EXPIRES
MAY 5, 2015

Notary Public
My commission expires:

Prepared By:
Security National Escrow, 6 Hutton Centre, Suite 100, Santa Ana, CA 92707 at the request of the Grantor.
New owner
Mail Tax Bills to:
Sydney Chen
817 Lischey Avenue
Nashville, TN 37207

File Number: 9904-4073992

Exhibit "A"

Legal Description

A.P.N.: 082-07-0-399

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

A certain tract of land in Davidson County, Tennessee, described as follows:

Being Lot No. 9 and the North 10 feet of Lot No. 8 on the Map of Miller's Addition to Edgefield, of record in Book 57, Page 133, Register's Office for said County.

Said Lot No. 9 and part of Lot No. 8 adjoin and front together 60 feet on the Easterly side of Lischey Avenue, or North 4th Street, and run back between parallel lines 170 feet to an alley.

Being the same property conveyed to Sydney Chen and Jenny Chen, tenants in common with the right of survivorship by Warranty Deed, recorded on the 17th day of April, 2002 in Instrument No. 20020417-0047737, in 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