**THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF ANY TITLE EXAMINATION AND PREPARER DOES NOT RENDER ANY OPINION AS TO TITLE.**

| Prepared by and Return to: | Property Owner: | Property Address: | Mail Tax Bills To: | Tax Parcel No: |
|---|---|---|---|---|
| William P. Moss III, Attorney<br>Harris Shelton Hanover Walsh, PLLC<br>999 S. Shady Grove Rd., Suite 300<br>Memphis, TN 38120 | Kevin Sheaffer<br>2115 Yeaman Place, #324<br>Nashville, TN 37206 | 2115 Yeaman Place, #324<br>Nashville, TN 37206 | Owner<br>2115 Yeaman Pl. #324<br>Nashville TN 37206 | 82-15-A-61.00 CO |

## QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that TA REN ONG, an unmarried person ("Grantor") for and in consideration of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, does hereby bargain, sell, remise, release, quitclaim and convey unto KEVIN SHEAFFER ("Grantee"), all of his right, title and interest in and to the following described real estate situated and being in Davidson County, State of Tennessee to, wit:

Land in Davidson County, Tennessee and being Unit 324 and Parking Space 140, 5th and Main Condominiums, as established under Master Deed of record in Instrument No. 20060630-0078751, amended at Instrument Nos. 20070104-0001656, 20070424-0048607, 20080411-0036927, 20080512-0048553, 20081120-0114262, 20110921-0073283, and 20111129-0092827, in the Register's Office of Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Grantor and Grantee as tenants in common by Special Warranty Deed recorded at Instrument No. 20120405-0029350 in the Register's Office of Davidson County, Tennessee.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

**[SIGNATURE ON FOLLOWING PAGE]**

BILL GARRETT, Davidson County
Trans:T20130037487 DEEDQC
Recvd: 05/06/13 11:14 2 pgs
Fees:12.00 Taxes:0.00
20130506-0045388

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## SIGNATURE PAGE TO QUITCLAIM DEED

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized representative on the 18TH day of MARCH 2013.

**GRANTOR:**

TA REN ONG

STATE OF TN
COUNTY OF SHELBY

Before me, a Notary Public of the state and county aforesaid, personally appeared TA REN ONG, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and that ~~she~~ he executed the foregoing instrument for the purposes therein contained as ~~her~~ his free act and deed.

Witness my hand, at office, this 18 day of March, 2013.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 30, 2016

KYENNE GUNN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

## AFFIDAVIT OF VALUE

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.

Affiant

Subscribed and sworn to before me this 18 day of March 2013.

Notary Public

MY COMMISSION EXPIRES OCTOBER 30, 2016

My Commission Expires:_____

KYENNE GUNN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY