Davidson County DEEDQC
Recvd: 04/09/15 08:42 5 pgs
Fees:27.00 Taxes:0.00
20150409-0031090

AFTER RECORDING RETURN TO:
GODEEDS, INC.
ATTN: LEGALZOOM DEPT.
8940 MAIN STREET
CLARENCE, NY 14031
File No. 510923107-38218850

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 LELIA DRIVE SUITE E (2ND FLOOR)
JACKSON, MS 39216
866-333-3081

Tax ID No.: 033130A01700CO

QUIT CLAIM DEED

THIS DEED made and entered into on this 12 day of March, 20 15, by and between **SET KONG YAU**, a mailing address of 845 FONNIC DRIVE, NASHVILLE, TN 37207, hereinafter referred to as Grantor(s) and **SET YAU AND SKYE YAU AND CARISSA YAU, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, a mailing address of 845 FONNIC DRIVE, NASHVILLE, TN 37207, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 ($1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 845 FONNIC DRIVE , NASHVILLE, TN 37207

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Prior instrument reference: DOCUMENT NUMBER:20061220-0156750, Recorded: 12/20/2006

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

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IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

SET KONG YAU

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public of the aforesaid County and State, SET KONG YAU, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 12th day of March, 2015.

SUSAN M. HANLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My Commission expires: 7-2-18

TRUE COPY CERTIFICATION

I, Frank Dec, 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 New York
County of Erie

Personally appeared before me, Jim Roaldi [Name of Notary], a notary public for this county and state, Frank Dec [name of person making certification] 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: 6/6/17
Notary's Seal (if on paper)

JAMES ROALDI
Notary Public, State of New York
Qualified in Erie County
Commission Expires June 06, 2017

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $1.00.

Affiant

Subscribed and sworn to before me this 20 day of March, 2015.

Notary Public
Commission Expires 6/6/17

JAMES ROALDI
Notary Public, State of New York
Qualified in Erie County
Commission Expires June 06, 2017

Name and address for person(s) responsible for taxes:

SET YAU AND SKYE YAU AND CARISSA YAU
845 FONNIC DRIVE
NASHVILLE, TN 37207

Name and address of property owner:

SET YAU AND SKYE YAU AND CARISSA YAU
845 FONNIC DRIVE
NASHVILLE, TN 37207

TRUE COPY CERTIFICATION

I, Frank Dec, 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 New York

County of Erie

Personally appeared before me, Jim Roaldi [Name of Notary], a notary public for this county and state, Frank Dec [name of person making certification] 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: 6/6/17
Notary's Seal (if on paper)

JAMES ROALDI
Notary Public, State of New York
Qualified in Erie County
Commission Expires June 06, 2017

EXHIBIT A
LEGAL DESCRIPTION

THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN THE 3RD COUNCILMANIC DISTRICT METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 17, ON THE PLAN OF HIDDEN SPRINGS, PHASE-ONE, SECTION TWO, A PLAT OF RECORD IN INSTRUMENT NO. 20050209-0015118, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

(A) BEING PART OF THE SAME PROPERTY CONVEYED TO HIDDEN SPRINGS DEVELOPMENT, LLC BY DEED (DEEDWARR) FROM GEORGE DUNN CONTRACTORS, LTD., A TENNESSEE LIMITED PARTNERSHIP OF RECORD IN DEED INSTRUMENT 200407150084906 ON 07/08/2004 AND FILED FOR RECORD ON 07/15/2004, REGISTER'S OFFICE FOR SAID COUNTY.

(B) BEING PART OF THE SAME PROPERTY CONVEYED TO SOUTHERN HOME BUILDER'S L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY BY DEED (DEEDWARR) FROM HIDDEN SPRINGS DEVELOPMENT, L.L.C, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD IN DEED INSTRUMENT 200506270073447 ON 06/13/2005 AND FILED FOR RECORD ON 06/27/2005, REGISTER'S OFFICE FOR SAID COUNTY.

APN: 033130A01700CO

PROPERTY COMMONLY KNOWN AS: 845 FONNIC DRIVE , NASHVILLE, TN 37207