QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 04/16/15 15:54 4 pgs
Fees:22.00 Taxes:0.00
20150416-0033963

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April, 2015.

Notary Public

MY COMMISSION EXPIRES: 9/10/2018

(AFFIX SEAL)

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Fang Yu	Fang Yu	155160A29800CO
(NAME)	(NAME)	
5633 Traceside Drive	5633 Traceside Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **SCOTT BREWER**, hereinafter called the Grantor(s), has/have quitclaimed unto **FANG YU,** hereinafter called the Grantee (s), his/her/its/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:,

Land in Davidson County, Tennessee, being all of Lot 264 on the Plan of Traceside, Section Ten, Revision One, of record in Plat Book 9700, Page 827, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Scott Brewer and Fang Yu, joint tenants with right of survivorship by Warranty Deed from Brian Parker and Spouse, Heather Parker dated August 29, 2008 and recorded September 10, 2008 of record in Record Instrument Number 20080910-0092479, Register's Office for Davidson County, Tennessee.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐
This is improved ☑ property, known as **5633 Traceside Drive, Nashville, TN 37221**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand(s) this 15th day of April, 2015.

SCOTT BREWER

State of Tennessee
County of Davidson

Personally appeared before me Scott Brewer, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15 day of April, 2015.

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Notary Public
My Commission Expires: May 8

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Court Order in a pending divorce action styled Fang Yu v. Scott Brewer, Civil Action No. 14D869, Fourth Circuit Court for Davidson County, Tennessee, and that there was no other consideration given for the transfer.

Scott Brewer
AFFIANT

Sworn to and subscribed before me, this the 14th day of April, 2015.

YANGHUA LIANG
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public

My Commission Expires: May 2018.

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

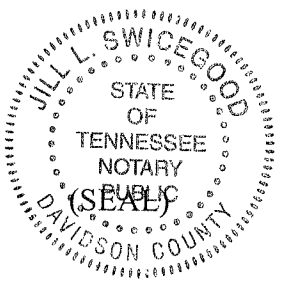
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 9/10/2018