This instrument prepared by:
Jillian Mastroianni
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

BILL GARRETT, Davidson County
Trans:T20170000274 DEEDQC
Recvd: 01/03/17 12:35 2 pgs
Fees:12.00 Taxes:0.00
20170103-0000308

QUITCLAIM DEED

NEW OWNER & PROPERTY:	SEND TAX BILL TO:	MAP PARCEL NO.:
Antony Kingyin Kong	Antony Kong	171-3-B
641 Old Hickory Blvd., #13	PO Box 593166	36CO
Brentwood, TN 37027	San Antonio, TX 78259	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **SAMANTHA KONG**, a single woman, ("Grantor") does hereby assign, transfer and convey, and quitclaim any and all of her rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **ANTONY KINGYIN KONG**, his successors, heirs and assigns. The real estate is described as follows:

Certain property in Davidson County, TN, described as Unit No. 7 of Revised Phase One, Section One, Townhomes of Fredericksburg, a Horizontal Property Regime located in Brentwood, TN, together with Easements as shown on the plat of Revised Phase One, Section One, Townhomes of Fredericksburg, recorded in Plat Book 9700, page 236, said Register's Office, and described in a Declaration of Covenants, Conditions & Restrictions as recorded in Book 10126, page 435 as amended in Book 10224, page 683 as corrected in Book 10294, page 850, Book 10393, page 11 and Instrument No. 20000718-0070558 as re-recorded in Instrument No. 20050705-0076596, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of, contained in the Declaration of Covenants, Conditions & Restrictions recorded in Book 10126, page 435, as amended in Book 10224, page 683 as corrected in Book 10294, page 850, Book 10393, page 11 and Instrument No. 20000718-0070558 as re-recorded in Instrument No. 20050705-0076596, said Register's Office, and By-Laws recorded in Book 10126, page 486 as amended in Book 10275, page 959, said Register's Office, are incorporated herein and made a part hereof the same as though copied herein.

BEING the same property conveyed to Samantha Kong, a single woman, and Antony Kong and spouse, Yong Kim-Kong, husband and wife, by Warranty Deed from Macon Harris recorded on July 2, 2008, of record in Instrument No. 20080702-0068264, Register's Office for Davidson County, Tennessee. The said Yong A. Kim-Kong passed away on February 12, 2013, and her interest in this property properly passed to her husband, Antony Kong.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

STATE OF Florida)
COUNTY OF Hillsborough

The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $-0-.

Subscribed and sworn to before me this the 20 day of Dec, 2016.

Affiant

Notary Public

My Commission Expires: 3/17/17

MIGDALIA AYALA
Notary Public, State of Florida
Commission # EE 884522
My comm. expires Mar. 17, 2017

This is improved property, known as 641 Old Hickory Blvd, Unit 13, Brentwood, TN 37027, Brentwood, Davidson County, Tennessee.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 20 day of Dec, 2016.

SAMANTHA KONG

STATE OF Florida)
COUNTY OF Hillsborough)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SAMANTHA KONG**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 20 day of Dec, 2016.

NOTARY PUBLIC

My Commission Expires: 3/17/17

MIGDALIA AYALA
Notary Public, State of Florida
Commission # EE 884522
My comm. expires Mar. 17, 2017