This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Davidson County DEEDQC
Recvd: 02/14/17 09:27 3 pgs
Fees:18.00 Taxes:674.16
20170214-0015190

State of Tennessee}
County of Davidson}

The actual consideration or value, whichever is greater for this transfer is:$182,206

Affiant Signature

Subscribed and sworn to before me on this the 1st day of June, 2016.

Notary Public

My Commission expires 10 / 7 / 19

SEAN HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: OCTOBER 7, 2019

NAME AND ADDRESS OF PROPERTY OWNER:
D and A Properties
843 Forrest Glen Drive
Old Hickory, Tennessee 37138
SEND TAX BILLS TO:
D and A Properties
843 Forrest Glen Drive
Old Hickory, Tennessee 37138
MAP AND PARCEL NUMBER: 108 12-0-B 89

17NT0050

QUITCLAIM DEED

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged we,

SIU-CHING SUEN, UNMARRIED

By these presents do remise, release and QUITCLAIM unto

D&A PROPERTIES, LLC

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in DAVIDSON COUNTY, Tennessee, described as follows, to wit:

BEING LOT NO. 188, ON THE PLAN OF HARBORVIEW, SECTION TWO, PHASE 1-A, AS OF RECORD IN PLAT BOOK 6900, PAGE 756, 757, AND 758, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETED AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED SOLEY TO SIU-CHING SUEN, BY ROSEMARY SUEN UPON HER DEATH, APRIL 7TH, 2016.

BEING THE SAME PROPERTY CONVEYED SIU-CHING SUEN AND WIFE, ROSEMARY SUEN BY WARRANTY DEED FROM SHIRLEY BRIDGES AD HUSBAND JEFFERY BRIDGES ON MAY 4TH, 2004, OF RECORD AS INSTRUMENT NUMBER 20040504-0050622, REGISTERS OFFICE, DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS:
1337 TIMBER VALLEY DRIVE, NASHVILLE, TENNESSEE 37214

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 1st day of June, 2016.

Siu-chung Suen
SIU-CHUNG SUEN

State of Tennessee}
County of Montgomery}

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, SIU-CHUNG SUEN, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 1st day of June, 2016.

Notary Public

My commission expires: 10/7/19

SEAN HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: OCTOBER 7, 2019

Certificate of Authenticity

I, Edward A. Cooper, 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 Tennessee

County of Davidson

Personally appeared before me, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper 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: 11-5-18.

Notary's Seal (If on paper)

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY