QUITCLAIM DEED

Bill Garrett
Batch# 112608
07/05/2018 08:52:17 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20180705-0064876

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires 07-08-2020

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF July, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michelle Hsu	**New Owner**	
(NAME)	(NAME)	**105013d00100co**
143 North Greenwood Avenue		
(ADDRESS)	(ADDRESS)	
Pasadena, CA 91107		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MICHAEL HSU, TIFFANY WU KUO, HUSBAND AND WIFE, AND MICHELLE HSU, A MARRIED WOMAN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **MICHAEL HSU, TIFFANY WU KUO, HUSBAND AND WIFE, AND MICHELLE HSU, A MARRIED WOMAN, AND ADRIAN LAM, UNMARRIED,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF OUR RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Unit A, together with common the area, as established by Declaration of Covenants, Conditions and Restrictions for The Cottages at 1103 13th Avenue South, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170524-0051864 and being shown on Plat attached thereto as Exhibit "B" to said Declaration, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Hsu, Tiffany Wu Kuo, husband and wife, and Michelle Hsu, a married woman by Warranty Deed from Jason Bockman, married, dated 6/22/18 and recorded 6/26/18 in Instrument No. 20180626-0061666, Register's Office for Davidson County, Tennessee.

This is
( ) **unimproved** (X) **improved** property known as **1103 A 13th Avenue South, Nashville, Tennessee 37212.**

Witness our hands this the 22 day of June, 2018.

Michael Hsu

Tiffany Wu Kuo

Michelle Hsu

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Michael Hsu**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the _____ day of _____, 2018.

_____
Notary Public

My Commission Expires: SEE ATTACHED

STATE OF _____

COUNTY OF _____

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

Witness my hand and official seal, this the _____ day of _____, 2018.

_____
Notary Public

My Commission Expires:

STATE OF _____

COUNTY OF _____

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

Witness my hand and official seal, this the _____ day of _____, 2018.

_____
Notary Public

My Commission Expires:

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }

COUNTY OF LOS ANGELES }

On June 22, 2018 (Date) before me, Patricia A. Martinez-Skinner (here insert name and title of the officer), Notary Public

personally appeared Michael Hsu And Tiffany Wu Kuo And Michelle Hsu

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____ (Seal)

PATRICIA A. MARTINEZ-SKINNER
Commission # 2095937
Notary Public - California
Los Angeles County
My Comm. Expires Jan 3, 2019

OPTIONAL

Description of Attached Document

Title or Type of Document: Quit Claim Deed Number of Pages: 2

Document Date: June 22, 2018 Other: N/A