Prepared By and Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, Suite 290
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 187370 DEEDQC
01/23/2019 11:48:11 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190123-0006641

State of Tennessee
County of Williamson

The actual consideration of true value whichever is greater is $0.00

Affiant

Subscribed and sworn to before me this 9th day of January, 2019.

Notary
Commission Expires:

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

NOTE RE: CORRECTIVE PURPOSE OF THIS DEED: This deed is being recorded to correct an error in that certain Warranty Deed recorded 7/12/18 as Document # 20180712-0067537, in the official records of Davidson County. Said Warranty Deed erroneously included Old Republic Exchange Company as Qualified Intermediary for Tsung Wen Chen and Mildred Franco-Chen as a Grantee. The purpose of this deed is to correct that error by removing Old Republic Exchange Company from title.

QUIT CLAIM DEED

OWNER	**SEND TAX BILLS TO:**	**MAP & PARCEL**
Tsung Wen Chen	**Same as owner**	
205 Logan's Circle		**053-02-0-098.00**
Franklin, TN 37167		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, I, **Old Republic Exchange Company as Qualified Intermediary for Tsung Wen Chen and Mildred Franco-Chen** HEREINAFTER CALLED THE GRANTOR, DO HEREBY QUITCLAIM, TRANSFER AND CONVEY ALL MY RIGHT, TITLE AND INTEREST UNTO, **Tsung Wen Chen and Mildred Franco-Chen,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Robertson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Section One, Part Two, Addition to Fairway View, of record in Plat Book 4675, Page 55, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 120.44 feet on the southerly margin of Ryburn Court and extends back 109.0 feet on the easterly line and 135.5 feet on the southwesterly line to a dead line in the rear, measuring 48.0 feet thereon.

Being the same property conveyed to Old Republic Exchange Company as Qualified Intermediary for Tsung Wen Chen and Mildred Franco-Chen dated 7/5/18 and recorded 7/12/18 of record in Instrument No. 20180712-0067537, said Register's Office.

This conveyance is made subject to any and all matters, restrictions and/or easements of record.

This is improved (X) unimproved ( ) property, known as_105 Ryburn Court, Old Hickory, Tennessee 37138.

Whenever 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 my hand this 9th day of January, 2019.

Old Republic Exchange Company

By: _____

Title: Vice President

State of: Massachusetts

County of: Plymouth

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Meredith C. Desharnais, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself/herself to be the Vice President of Old Republic Exchange Company the within named bargainor, and that he/she as such Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Norwell (City), MA (State), this 9th day of January, 2019.

_____
Notary Public

My commission expires: 1-9-2020

HELEN M. PARIS
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
My Comm. Expires Jan. 9, 2020