Prepared By: Yan Phil
247 Northcrest Commons Cir Nashville TN
37211-5464

After Recording Return To: Yan Phil
247 Northcrest Commons Cir Nashville TN
37211-5464

Karen Johnson Davidson County
Batch# 196107 DEEDQC
02/19/2019 08:56:21 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20190219-0014471

TAX PARCEL ID #: 147-12-0A-247.00-CO

QUIT CLAIM DEED

BE IT KNOWN BY ALL, that **Yan Phil**, *("Grantor")*, who lives at 247 Northcrest Commons Cir Nashville TN 37211-5464 *TO* **Sha Mary** *("Grantee")*, who lives at 247 Northcrest Commons Cir Nashville TN 37211-5464 all right, title, interest and claim to the following real estate property in the City/Township of Nashville, located at 247 Northcrest Commons Cir Nashville TN 37211-5464 in the County of Davidson and State of Tennessee and ZIP code of 37211-5464, to-wit:

Legal Description:

Subdivision Northcrest Commons **Plat Book/Page**

Block/Lot **District/Ward** USD

Description Unit 247 Northcrest Commons / Neighborhood Code And Name: 4081 Northcrest Commons

being the same property conveyed to grantor in deed # 20071231.0148724 R.O.D.C.

FOR A VALUABLE CONSIDERATION, in the amount of **50 %** of **total Value** , given

in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged as of .

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof.

(Grantor's Signature)

Yan Phil

(Grantor's Printed Name)

(Grantee's Signature)

MARY SHA

(Grantee's Printed Name)

MARY SHA

Signed in our presence:

(Witness #1 Signature)

(Witness #2 Signature)

Diego Banuelos

(FIRST WITNESS NAME TYPED)

Esmeralda Celosia

(SECOND WITNESS NAME TYPED)

Grantee's Address:
247 Northcrest Commons Cir
Nashville TN 37211 -5464

Grantor's Address:
247 Northcrest Commons Cir
Nashville TN 37211 -5464

TAI

Mail Subsequent Tax Bills To:
Yan Phil /Sha Mary
247 Northcrest Commons Cir
Nashville TN 37211 -5464

STATE OF TN)
) **SS.**
COUNTY OF Rutherford)

The foregoing Quit Claim Deed was acknowledged before me on January 25 2019 by . , who personally known to me or who produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed.

IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of:

(Signature of Notary)

Evelia Rocha Aburto

(Printed Notary Name)

EVELIA ROCHA ABURTO STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission expires: 8/22/2022

Note: The Original Copy of the Quit Claim Deed must be filed with the "Recorder of Deeds" with the Clerk of Courts having jurisdiction where this property is located and only upon payment of any associated recording fees due at time of filing with the Clerk of Courts.

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is
$ ~~125000~~ 0 Jy Feb 13, 2019

Affiant

Subscribed and sworn before me, this 8th day of February, 2019.

Notary 9.22.2022

CRISTIAN BARRANCO
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY