Karen Johnson Davidson County
Batch# 196231 DEEDQC
02/19/2019 10:11:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190219-0014669

QUITCLAIM DEED



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 7 DAY OF FEBRUARY, 2019.

Notary Public

COMMISSION EXPIRES: 3/8/2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S).:
Geoffrey Crandall	Geoffrey Crandall	081 12 0B 319.00
(Name) 1400 Rosa L Parks Blvd , Unit 319 Nashville, TN 37208	1400 Rosa L Parks Blvd , Unit 319 Nashville, TN 37208	
(Address)		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned,**Wei Chen Hsiao, an unmarried person**, hereinafter referred to as Grantor, hereby quitclaims to **Geoffrey Crandall, an unmarried person**, his heirs and assigns forever, all of her right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 319 of The Lofts at Werthan Mills, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Lofts at Werthan Mills Condominiums of record in Instrument Number 20031023-0157113, amended in Instrument 20040521-0059936, Instrument 20040712-0082926, Instrument, 20050202-0012489, Instrument 20051230-0156950, and Instrument No. 20060901-0108138, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Geoffrey Crandall and Wei Chen Hsiao, as Tenants in Common with right of Survivorship by Warranty Deed from Erik Day dated June 18, 2015 and recorded June 22, 2015 as Instrument No. 20150622-0059703, in said Register's Office for Davidson County, Tennessee.

This Quitclaim Deed is executed pursuant to that Judgment of Divorce, in the Matter of Wei Chen Hsiao v. Geoffrey A. Crandall, Supreme Court, New York County, New York, Index No. 306628/2015, entered May 10, 2016.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the said Geoffrey Crandall and Wei Chen Hsiao has hereunto set his/her/their signature, on this, the 7 day of February, 2019.

Wei Chen Hsiao

STATE OF New York
COUNTY OF New York

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Wei Chen Hsiao, the bargainor, 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, this the 7 of February, 2019.

Notary Public
My Commission Expires: 8/25/22

DIANA G. HILBIG
Notary Public - State of New York
NO. 01HI6310596
Qualified in New York County
My Commission Expires Aug 25, 2022

(SEAL)

True Copy Certification

I, Penny Y. Ray, 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 Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019