This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-4366

Karen Johnson Davidson County
Batch# 253594 DEEDQC
07/08/2019 08:31:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190708-0066032

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 28th day of June, 2019.

Notary Public
My Commission Expires: NOV 0 8 2021

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Monica Allen<br>2005 Woodlake Court<br>Nashville, TN 37214 | Frankin American Mortgage<br>6100 Tower Circle, Suite 600<br>Franklin, TN 37067 | 108-12-0B-103.00-CO |

## QUITCLAIM DEED

**FOR AND IN CONSIDERATION** of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I/we, **Monica Allen, f/k/a Monica Workens, unmarried** ("Grantor") do/does hereby quitclaim and convey unto **Monica Allen, unmarried** ("Grantee"), his/her/their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Phase I-A. Section Three, Harborview of record in Plat Book 6200, Page 783 and amended in Book 9096, Pages 770-772, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Feifei Zeng and Hao Wang, wife and husband by Warranty deed from Adam W. Birdwell, married of record in Instrument No. 20180216-0015312 Register's Office for Davidson County, Tennessee, dated February 15, 2018 and recorded on February 16, 2018.

Being the same property conveyed to Monica Workens by deed recorded simultaneously herewith in Instrument Number 20190702-0064462, in the Register's Office for Davidson County, Tennessee

This is improved property located at: **2005 Woodlake Court, Nashville, TN 37214.**

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.

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

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 28th day of June, 2019.

GRANTOR:

Monica Allen, f/k/a Monica Worken

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Monica Allen, f/k/a Monica Worken, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of June, 2019.

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 0 8 2021



201907080066032

# True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

