Karen Johnson Davidson County
Batch# 464814 DEEDQC
08/26/2020 03:51:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200826-0096953

Name and Address of New Owner and
Send Tax Bills To:
1805 Cahal Avenue, LLC
44 W 62nd Street, Apt 10-A
New York, NY 10023

This Instrument Prepared By:
Blueprint Title TN
901 Woodland Street, Suite 104
Nashville, TN 37206

Map & Parcel No: 094-01-0-003.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kevin Gan, unmarried,** "the Grantor," conveys and quitclaims unto **1805 Cahal Avenue, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 11 on the unrecorded Map showing Subdivision by Geo. A. Pickup of Lot No. 9 on the Map of Belle Forest Subdivision, which latter subdivision is of record in Book 547, Page 22, Register's Office for said County and described as follows:

Beginning at a point in the northerly line of Cahal Avenue, being the common corner of Lots No. 9 and 20 of said Belle Forest Subdivision, and the southeast corner of Lot No. 11 of said Pickup's unrecorded plan; thence with the east line of Lot 11 along the westerly line of Lots 19 and 20 of Belle Forest subdivision, northerly 183.3 feet to the corner of Lots No. 8, 18 and 19 of Belle Forest Subdivision, being the northeast corner of Lot No. 11 of Pickup's Subdivision; thence westerly 75 feet; thence southerly 168 feet to the northerly line of Cahal Avenue; thence with the line of same easterly 75 feet to the beginning.
Being the same property conveyed to Kevin Gan by Warranty Deed dated January 29, 2015 and recorded February 11, 2015 as Instrument No. 20150211-0012675, Register's Office for Davidson County, Tennessee.

Grantor covenants that he is lawfully seized and possessed of said real estate and has good right and lawful authority to convey the same.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 30 day of July, 2020.

Kevin Gan

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, a Notary Public in and for said State and County, Kevin Gan, 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. This document was notarized pursuant to and in compliance with Executive Order No. 26 by Tennessee Governor Bill Lee dated April 9, 2020 using Zoom as real-time audio-visual communication technology.

Notary Signature

MISTY M. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 30 day of July, 2020.

Notary Public
My commission expires: _____

MISTY M. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

True Copy Certification

I, Steve Berneman 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 Davidson

Personally appeared before me, Sondra Moungey a notary public for this county and state, Steve Berneman acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-23-2021
Notary Seal (if on paper)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021