Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**1620 Westgate Circle, Suite 150**
**Brentwood, TN 37027**

Karen Johnson Davidson County
Batch# 473001 DEEDQC
09/10/2020 10:27:19 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200910-0103147

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 8th day of September, 2020.

Notary Public

My Commission Expires:

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

## QUITCLAIM DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Ryan Hsi<br>2116A Acklen Ave<br>Nashville, TN 37212 | New Owner | 104-11-0Z-201.00-CO |

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Ryan Hsi and Megan Yu, husband and wife,** (hereinafter referred to as the "Grantors") do hereby quitclaim, transfer and convey to **Ryan Hsi, married,** his heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 201, as set forth in the Declaration of Covenants, Conditions and Restrictions of Acklen at 24th, a Condominium Development, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., of record in Instrument Number 20130927-0101658, as amended by Instrument No. 20131009-0106143, and Instrument No. 20140722-0065160, in the Register's Office for Davidson County, Tennessee, said Unit also being shown as part of Exhibit "D", of said Declaration, as amended.

Being the same property conveyed to Ryan Hsi and Megen Yu, husband and wife by Warranty deed from Mary Nelle Hall, married and David E. Hall and Brenda B. Hall husband and wife of record in Instrument No. 20180321-0026842 Register's Office for Davidson County, Tennessee, dated March 20, 2018 and recorded on March 21, 2018.

Being also known as 1808 24th Avenue South #201, Nashville, Tennessee 37212.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2020 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of September 2020.

Ryan Hsi

Megan Yu

STATE OF TENNESSEE )

COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Ryan Hsi and Megan Yu, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8th day of September 2020.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 13, 2022