Karen Johnson Davidson County
Batch# 523222 DEEDQC
12/02/2020 08:41:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20201202-0139730

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Tiffany Katuls 111 North 9th Street #A Nashville, Tennessee 37206	SAME	082-12-0U-001.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Dyan Ching, a married person***, by these presents does hereby quitclaim and convey unto **Tiffany Katuls, a married person**, their heirs, successors and assigns, their rights, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit No. A of 111 North 9th Street, a Horizontal Property Regime with Private Elements, attached as Exhibit "B" to the Amendment to Declaration of Protective Covenants, Conditions and Restrictions for 111 North 9th Street, of record in Instrument No. 20170922-0097193, 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 Amin M. Haidar, an unmarried man and Samina K. Ahmad, an unmarried woman by Warranty Deed from 111 North 9th Street, LLC of record in Instrument No. 20140310-0019936, Register's Office for Davidson County, Tennessee, dated February 28, 2014 and recorded on March 10, 2014.

Being the same property conveyed to Tiffany Katuls, married and Dyan Ching, married by Warranty deed from Amin M. Haidar, an unmarried man, and Samina K. Ahmad, an unmarried woman of record in Instrument No. 20200227-0022119 Register's Office for Davidson County, Tennessee, dated February 26, 2020 and recorded on February 27, 2020.

Being also known as 111 North 9th Street #A Nashville, Tennessee 37206.

***Grantor warrants that she never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests.**

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 23rd day of November 2020.

Lauren Coats
Affiant

My commission expires: 9-2-2024
(Affix Seal)

Julie Bailey
Notary Public

JULIE BAILEY
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 13th day of November, 2020.

Dyan Ching

Dyan Ching

STATE OF CA
COUNTY OF San Bernardino

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Dyan Ching**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 13 day of NOV. 2020.

M. Mendoza

Notary Public

My Commission Expires: 01-09-2021

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Bernardino)

On November 13, 2020 before me, W. Mendoza, Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared Dyan Ching
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

W. MENDOZA
COMM. # 2179016
NOTARY PUBLIC - CALIFORNIA
RIVERSIDE COUNTY
COMM. EXPIRES JAN. 9, 2021

Signature W. Mendoza
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Quitclaim Deed
Document Date: 11-13-2020 Number of Pages: 1
Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name:
☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other:
Signer Is Representing:

Signer's Name:
☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other:
Signer Is Representing:

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True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022