Karen Johnson Davidson County
Batch# 540262 DEEDQC
12/22/2020 02:10:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201222-0152385

PREPARED BY:
Drumwright Law, PC
278 Franklin Road, Suite 160
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me
this 22nd day of December, 2020.

NOTARY PUBLIC
My Commission Expires: 12/11/21

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

ADDRESS OF NEW OWNER:
Hsiao En Jeff Wen and
Meredith Jan Mazanek
628 A Annex Avenue
Nashville, TN 37209

SEND TAX BILLS TO:
New Owner

Map & Parcel: 90-8-J-1.00CO

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Hsiao En Jeff Wen,** Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **Hsiao En Jeff Wen and Meredith Jan Mazanek, husband and wife,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Unit No. 1 on the Plan of 628 Annex Avenue Cottages, of record as Exhibit C to Declaration of Covenants, Conditions and Restrictions for 628 Annex Avenue Cottages in Instrument No. 20160503-0043640, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Hsiao En Jeff Wen, an unmarried man, from GMAT Holdings GP, by Warranty Deed, of record in Instrument No. 20170106-0001849, Register's Office for Davidson County, Tennessee.

This is real property commonly known as 628 A Annex Avenue, Nashville, Tennessee 37209.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 22nd day of December, 2020.

Hsiao En Jeff Wen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Hsiao En Jeff Wen, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 22nd day of December, 2020.

Notary Public

My Commission Expires: 12/11/21

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY