Karen Johnson Davidson County
Batch# 556630 DEEDQC
01/19/2021 03:30:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210119-0008114

THIS DOCUMENT PREPARED BY: **JEFFREY MOBLEY** Howard Mobley Hayes & Gontarek, PLLC 2319 Crestmoor Road Nashville, Tennessee 37215 (615) 627-4444	**STATE OF TENNESSEE)** **COUNTY OF DAVIDSON)** The actual consideration for this transfer is $-NONE-. _____ Affiant Subscribed and sworn to before me, this 14th day of January, 2021. _____ Notary Public My Commission Expires: _____

HUNTER R. MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
The Yule Commercial Trust c/o Hong Yu, Trustee 5202 B Illinois Avenue Nashville, Tennessee 37209	SAME	092060-57200 092060-57300 092060-57400

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Truc Minh Le**, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the purpose of transferring his entire right, title and interest in the subject parcel of real property, hereby releases, remises and quitclaims unto the **Yule Commercial Trust,** an irrevocable trust established by inter-vivos trust agreement dated January 14, 2021, whose Trustee is Hong Yu, and to her successors and assigns,

with full right to convey any and all interests in the subject property without the consent of any beneficiary, all right, title and interest of the Grantor in and to a certain tract or parcel of land in Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

The subject realty is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 14th day of January, 2021.

Truc Minh Le

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Truc Minh Le, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 14th day of January, 2021.

My Commission Expires: _____

Notary Public

HUNTER R. MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

EXHIBIT A
Legal Description

092 06 0 572.00
092 06 0 573.00
092 06 0 574.00

Land lying in Davidson County, Tennessee, more particularly described as follows:

TRACT NO. 1:
BEING the east parts of Lots Nos. 1 and 3 on the Plan of J. W. Turner's Subdivision of the Boyd McNairy Plan, of record in Book 57, page 129, Register's Office for said County, described according to an unrecorded copy of a survey made by Yokley and Waggoner, Engineers, dated April 5, 1952, as follows:

SAID parts of said Lots Nos. 1 and 3 front 97 feet on the north side of Clifton Pike and run back between lines 148.7 feet on the west line and 178.5 feet on the east line along the west margin of an alley to the south line of Lot No. 5; on which they measure 84 feet.

TRACT NO. 2:
BEING parts of Lots Nos. 1and3 on the Plan of J. W. Turner's Subdivision of Lot No. 21, Boyd McNairy Plan, of record in Book 57, page 129, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING in the northerly margin of Clifton Road 50 feet easterly from the easterly margin of Lena Street or Avenue; thence with the northerly margin of said road, Easterly 50 feet; thence, Northerly parallel with said Avenue to the line between Lots Nos. 3 and 5; thence with said line Westerly to a point halfway to Lena Avenue; thence Southerly parallel with said Avenue to the beginning.

Being the same property conveyed to Truc Le by deed from Cottage Partners, LLC, a Tennessee limited liability company, of record as Instrument No. 20151202-0121361, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
1. Current year's State and County taxes, which have been assumed by the Grantee.
2. Subject to all matters shown on the Plan of record in Plat Book 57, Page 129, Register's Office for Davidson County, Tennessee.
3. Overhead Easement of record in Instrument Number 20111110-0087952, in the Register's Office for Davidson County, Tennessee.
4. Any and all existing easements and restrictions as shown of record not stated herein.

This is unimproved property known as 2608, 2610 and 2612 Clifton Avenue, Nashville, Tennessee 37209.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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.

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Julia C. Hunt, a notary public for this county and state, Jeffrey Mobley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

