Karen Johnson Davidson County
Batch# 557684 DEEDQC
01/20/2021 03:16:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210120-0008846

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444** JEFFREY R. MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023	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:

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Truc Minh Le 5202 B Illinois Avenue Nashville, Tennessee 37209	SAME	091 11 0 048.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of love and affection, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Hong Yu**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to the Grantor's husband, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and

incorporated herein by reference to **Truc Minh Le,** and to his heirs and assigns, hereinafter called the Grantee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

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

Hong Yu

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 Hong Yu, 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

Land in Davidson County, Tennessee, being Lot No. 1107 of Block No. 164, on the plan of Plan No. 1, West Nashville of record in Plat Book 57, Page(s) 74 and 75 in the Register's Office for Davidson County, Tennessee, fronting 25 feet on the Illinois Avenue and running back 150 feet to an alley.

Being the same property conveyed to Truc Minh Le and Hong Yu, husband and wife, by deed from White Peach Development, LLC, a Tennessee limited liability company, of record as Instrument No. 20170630-0066167, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current and subsequent years' State and County taxes, which have been assumed by the Grantees.

This is improved property known as 5202 B Illinois 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)

