Karen Johnson Davidson County
Batch# 558481 DEEDQC
01/21/2021 11:49:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210121-0009181

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|---|---|
| **THIS DOCUMENT PREPARED BY:**<br><br>**JEFFREY MOBLEY**<br>Howard Mobley Hayes & Gontarek, PLLC<br>2319 Crestmoor Road<br>Nashville, Tennessee 37215<br>(615) 627-4444 | **STATE OF TENNESSEE )**<br>**COUNTY OF DAVIDSON )**<br><br>The actual consideration for this transfer is $-NONE-.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 14th day of January, 2021.<br><br>Notary Public<br><br>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 Property Trust<br>c/o Hong Yu, Trustee<br>5202 B Illinois Avenue<br>Nashville, Tennessee 37209 | SAME | 091 11 0 048.00 |

## *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 Property 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

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.

Also being the same property conveyed to Truc Minh Le by deed from Hong Yu, of record as Instrument No. 20210120-0008846, 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)

