Karen Johnson Davidson County
Batch# 576300 DEEDQC
02/24/2021 09:59:40 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210224-0022759

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1/27/21

Notary Public

COMMISSION EXPIRES: 2-12-21
(AFFIX SEAL)

DAVID R. A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S).:
Hongxing Ma, an unmarried man and Hien Thi Ngoc Le, an unmarried woman, as tenants in common with rights of survivorship	Hongxing Ma, an unmarried man and Hien Thi Ngoc Le, an unmarried woman, as tenants in common with rights of survivorship	114-08-0A-036.00
(Name) 516 Cedar Cove Nashville, TN 37209	516 Cedar Cove Nashville, TN 37209	
(Address)		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, Hongxing Ma, an unmarried man, hereinafter referred to as Grantor(s), hereby quitclaim to Hongxing Ma, an unmarried man and Hien Thi Ngoc Le, an unmarried woman, as tenants in common with rights of survivorship his/her/their heirs and assigns forever, all of his/her/their right, title and interest in the followirg described real estate, situated in DAVIDSON County, State of Tennessee, to wit

Lot 36, CEDAR CREST SUBDIVISION, PHASE II, as shown on plat of record in Book 9700, Page 37, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Hongxirg Ma, an unmarried man, by Deed from Jill Harris Quast, Individually and as Executrix for the Estate of Tillman Eugene Harris and Jill Harris Quast and Ward Quast as Guardians for Kaylee Anne Quast, and Ronald T. Harris and Lauren Kaye Burk of record in Instrument No. 20210129-0013443, in the Register's Office of Davidson County, Tennessee.

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

IN WITNESS WHEREOF, the said Hongxing Ma, an unmarried man has hereunto set his/her/their signature, on this, the 27 day of January, 2021.

Hong Xing Ma.

Hongxing Ma, Grantor

STATE OF TENNESSEE

COUNTY OF Davidson

I, the undersigned, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Hongxing Ma personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 27 day of January, 2021.

Notary Public

My Commission Expires: 7.12.21

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY