THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE1 PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP: 161150B
PARCEL: 042.00CO

NEW OWNER'S ADDRESS:
Michelle L. Yang
Gabriel E. King
2308 Zermatt Ave.
Nashville, TN 37211

SEND TAX BILLS TO:
CapStar Bank
2002 Richard Jones Rd., Ste 300A
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 626151 DEEDQC
04/30/2021 09:51:27 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210430-0058072

QUITCLAIM DEED

FOR THE PURPOSE OF RECONVEYING TO
CORRECT & ESTABLISH PROPER TENANCY

FOR AND IN CONSIDERATION of no monetary consideration and for the express purpose of making a re-conveyance to correct and establish proper tenancy as tenants by the entirety, I, Michelle L. Yang, (Grantors), by these presents do hereby quitclaim and convey all of my interest unto Tammy Mellons, Trustee, her successors and assigns the following described tract or parcel of land, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 205 together with private elements appurtenant thereto, on the Plan of Rose Monte, Phase 2, (hereinafter referred to as the "Plan"), a Horizontal Property Regime with private elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Master Deed of Rose Monte Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20051117-0138877, and First Amendment to Master Deed of Rose Monte Townhomes, of record in Instrument No. 20070517-0059087, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office. Reference is hereby made to the plan of Rose Monte Townhomes, shown on Exhibit "B" to the First Amendment to Master Deed of Rose Monte Townhomes, of record in Instrument No. 20070517-0059078, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Michelle L. Yang, an unmarried woman by Warranty Deed dated 3/16/16 from Yuval Silberman and Amy Christine Arnold, husband and wife of record in Instrument Number 20160316-0025052, Register's Office for Davidson County, Tennessee.

This is (X) improved property known as: 2308 Zermatt Avenue, Nashville TN 37211.

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

And now, I, the said Tammy Mellons, Trustee for the express purpose of carrying out the intent of this conveyance, as above set-out, do hereby quitclaim and convey all of my interest unto Michelle L. Yang and Gabriel E. King, wife and husband their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on the 21st day of April, 2021.

Michelle L. Yang

Tammy Mellons, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within named Michelle L. Yang, the Bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 21st day of April, 2021.

Notary Public
My Commission Expires:

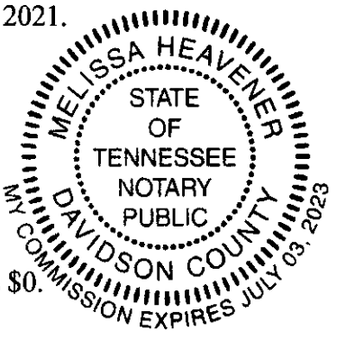


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within named Tammy Mellons, the Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 21st day of April, 2021.

Notary Public
My Commission Expires:



The actual consideration or value whichever is greater, for this transfer is $0.

Affiant

Sworn and subscribed before me, this the 21st day of April, 2021.

Notary Public
My Commission Expires:

