THIS INSTRUMENT PREPARED BY: ***Yvette L. Meldrum, Attorney at Law*** **Mid-State Title & Escrow, Inc.** *Royal Oaks Trade Center* *128 Holiday Court, Suite 125* *Franklin, TN 37067* *(615) 790-3156* This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, LLC shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax related counsel. 2021-0668	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* Sworn to and subscribed to before me this 27 day of April, 2021 *Notary Public* *My commission expires:* 4/24/2023

Amelia Swanson Notary Public State of Tennessee Williamson County

Name and Address of New Owner: Kok Hai Tan and Lea Wa Yap 445 Cumberland Place Nashville, TN, 37215	Karen Johnson Davidson County Batch# 634782 DEEDQC 05/12/2021 02:22:30 PM 2 pgs Fees: $12.00 Taxes: $0.00 20210512-0064181
Send Tax Bills To: Owner	
Street Address of Subject Property: 445 Cumberland Place Nashville, TN, 37215	**Parcel ID:** 131-06-0H-038.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Lea Wa Yap, a married woman**, hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **Kok Hai Tan and Lea Wa Yap, husband and wife,** hereinafter called "**GRANTEES**," his/her/their heirs and assigns, all of his/her/their right, title and interest in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Village of Cherry Glen, Phase 3, a Planned Unit Development of record in Plat Book 9700, Page 451, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Xiaolu Wang, married by Warranty deed from Ruth E. Hayes, unmarried of record in Instrument No. 20141016-0095497 Register's Office for Davidson County, Tennessee, dated October 15, 2014 and recorded on October 16, 2014. (Value of consideration shown in aforementioned deed $450,000.00.)

Being the same property conveyed to Lea Wa Yap, a married woman by Warranty deed from Xiaolu Wang and Dabo Liu, husband and wife of record in Instrument No. _____ Register's Office for Davidson County, Tennessee, dated 202105120064179___ and recorded on _____.

Being also known as 445 Cumberland Place Nashville, Tennessee 37215.

WITNESS my hand this 27 day of April, 2021.

_____

Lea Wa Yap

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Lea Wa Yap, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that they/he/she, the within named bargainor, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, this 27 day of April, 20 21.

_____
NOTARY PUBLIC

My commission expires: 4/24/2023

True Copy Certification

I, Yvette Meldrum, 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.

Signature - Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-30-21

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-30-2021

Amelia Swanson State of Tennessee Notary Public Williamson County