Karen Johnson Davidson County
Batch# 672382 DEEDQC
07/07/2021 01:58:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210707-0091443

Prepared By:
Timios, Inc.
2301 W. Plano Pkwy., Suite 215
Plano, TX 75075
Phone: (877) 251-0255
After Recording Return To:
MENG-HSUAN HO, WEN WU
525 GENERAL GEORGE PATTON RD,
NASHVILLE, TN 37221-2450

QUITCLAIM DEED

Send Tax Bills To:
525 GENERAL GEORGE PATTON RD, NASHVILLE, TN 37221-2450
Map & Parcel Nos.: 142 09 0F525.00 P2
(APN NUMBER)

FOR AND IN CONSIDERATION of [-love and affection] the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged **V&W HOLDING**

does/do hereby quitclaim and convey unto

MENG-HSUAN HO AND WEN WU, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, his/her/their heirs [its successors] and assigns, all of [my] [our] [Grantor's] right,

A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, TENNESSEE DESCRIBED AS FOLLOWS: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 525 ON THE PLAN OF FINAL PLAT RIVER PLANTATION PHASE II, SECTION VIII, OF RECORD IN PLAT BOOK 6900, PAGE 654-657, AMENDED PLAT BOOK 6900, PAGE 514-517 AND AS AMENDED BY SURVEYOR'S CERTIFICATE OF CORRECTION IN BOOK 8123, PAGE 690, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID UNIT, BEING FURTHER ESTABLISHED BY THE MASTER DEED FOR RIVER PLANTATION, A HORIZONTAL PROPERTY REGIME OF RECORD IN BOOK 7417, PAGE 396, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON AREAS/ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN THE MASTER DEED, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIBED OF THE UNIT AND THE CONDOMINIUM, THE RIGHTS AND OBLIGATIONS OF THE DECLARANT AND THE UNIT OWNERS, AND THE BYLAWS OF THE ASSOCIATION OF OWNERS. PARCEL :142090F52500CO BEING THE SAME PROPERTY CONVEYED TO V & W HOLDING BY DEED FROM MENG-HSUAN HO, A MARRIED MAN RECORDED 04/26/2019 IN DEED INSTRUMENT NO. 201904260038773, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

525 GENERAL GEORGE PATTON RD, NASHVILLE, TN 37221-2450

UNIT 525

This is [improved/unimproved] property known as 525 GENERAL GEORGE PATTON RD.

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

IN WITNESS WHEREOF, the Grantor has [Grantors have] caused this instrument to be executed on this 20 day of January, 2021.

V&W HOLDING, BY AUTHORIZED SIGNOR
MENG-HSUAN HO

V&W HOLDING, BY AUTHORIZED SIGNOR
WEN WU

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared the within named, **MENG-HSUAN HO, WEN WU** , the bargainor with whom I am personally acquainted, and acknowledged that the foregoing document was executed for the purposes there in contained.

WITNESS my hand and official seal at Nashville, TN, this the 20 day of January, 2021.

NOTARY PUBLIC
My Commission Expires: 7/9/2024

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

202107070091443

Affidavit of Consideration:

State of: PA

County of: ALLEGHENY

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $10.00 which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subject Property:

Subscribed and sworn before me, this 20th **day of** JANUARY, 2021.

Matt Popchock

Affiant: MATT POPCHOCK - BUYER/SELLER AGENT

Notary Signature: Jennifer L Lander

My Commission Expires: 10/17/2023

Notary Seal/Stamp:

Commonwealth of Pennsylvania - Notary Seal
JENNIFER L LANDER - Notary Public
Allegheny County
My Commission Expires Oct 17, 2023
Commission Number 1355954

Tennessee Certification of Electronic Document

I, Ken Veltri, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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

State of Pennsylvania
County of Allegheny

Personally appeared before me, Jennifer L Lander, a notary public for this county and
Notary's Name

state, Ken Veltri, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 10/17/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
JENNIFER L LANDER - Notary Public
Allegheny County
My Commission Expires Oct 17, 2023
Commission Number 1355954

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)

Primary Parcel: _____ - _____ - _____ - _____
BOOK MAP PARCEL SPLIT LETTER

Does this sale include any parcels that are being split / divided?

Check one: Yes ☐ No ☐

How many parcels, other than the Primary Parcel, are included in this sale? _____

Please list the additional parcels below (no more than four):

(1) _____ (3) _____

(2) _____ (4) _____

9. ***FOR OFFICIAL USE ONLY: Buyer and Seller leave blank***

(a) County of Recordation: _____

(b) Docket & Page Number: _____

(c) Date of Recording: _____

(d) Fee / Recording Number: _____

Validation Codes:

(e) ASSESSOR _____ (f) DOR _____

ASSESSOR'S USE ONLY

Verify Primary Parcel in Item 1: _____ - _____ - _____ - _____

Use Code: **Full Cash Value: $**

2. SELLER'S NAME AND ADDRESS:

Land to Holding
525 General George Patton Rd
Nashville, TN 37221

3. (a) BUYER'S NAME AND ADDRESS:

Meng-Hsuan Ho and Wen Wu
525 General George Patton Rd
Nashville, TN 37221

(b) Are the Buyer and Seller related? Yes ☐ No ☐

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

525 General George Patton Rd

5. MAIL TAX BILL TO:

Meng-Hsuan Ho
525 General George Patton Rd
Nashville, TN 37221

6. PROPERTY TYPE (for Primary Parcel): **NOTE: Check Only One Box**

a. ☐ Vacant Land
b. ☐ Single Family Residence
c. ☑ Condo or Townhouse
d. ☐ 2-4 Plex
e. ☐ Apartment Building
f. ☐ Commercial or Industrial Use
g. ☐ Agricultural
h. ☐ Mobile or Manufactured Home
i. ☐ Other Use; Specify: _____

7. RESIDENTIAL BUYER'S USE: If you checked **b, c, d** or **h** in Item 6 above, please check **one** of the following:

☒ **To be occupied by owner or "family member."** ☐ **To be rented to someone other than "family member."**

See reverse side for definition of a "family member."

8. NUMBER OF UNITS: _____

For Apartment Properties, Motels, Hotels, Mobile Home Parks, RV Parks, Mini-Storage Properties, etc.

10. TYPE OF DEED OR INSTRUMENT **(Check Only One Box):**

a. ☐ Warranty Deed
b. ☐ Special Warranty Deed
c. ☐ Joint Tenancy Deed
d. ☐ Contract or Agreement
e. ☑ Quit Claim Deed
f. ☐ Other:

11. SALE PRICE: $ 173,000 **00**

12. DATE OF SALE (Numeric Digits): 11 2015
Month Year

(For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: $ _____ **00**

14. METHOD OF FINANCING:

a. ☐ Cash **(100% of Sale Price)**
b. ☐ Exchange or trade
c. ☐ Assumption of existing loan(s)
d. ☐ Seller Loan (Carryback)
e. ☐ New loan(s) from financial institution:
(1) ☐ Conventional
(2) ☐ VA
(3) ☐ FHA
f. ☐ Other financing; Specify: _____

15. PERSONAL PROPERTY *(see reverse side for definition)*:

(a) Did the Sale Price in Item #11 include Personal Property that impacted the Sale Price by 5% or more? Yes ☐ No ☒

(b) If Yes, provide the dollar amount of the Personal Property:

$ _____ **00** **AND**

briefly describe the Personal Property: _____

16. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: _____

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):

Visionet Systems
11 Technology Drive
Pittsburgh PA 15275 Phone 412 923 8264

18. LEGAL DESCRIPTION *(attach copy if necessary)*:

See Exhibit "A"

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller/Agent: Johnna Kranak

State of PA, County of Allegheny

Subscribed and sworn to before me on this 30 day of Jan 20 21

Notary Public: Jennifer L Yantis

Notary Expiration Date: 10/17/2023

Signature of Buyer/Agent: Johnna Kranak

State of PA County of Allegheny

Subscribed and sworn to before me on this 30 day of Jan 20 21

Notary Public: Jennifer L Yantis

Notary Expiration Date: 10/17/2023

Commonwealth of Pennsylvania - Notary Seal
JENNIFER L. YANTIS - Notary Public
Allegheny County
My Commission Expires Oct 17, 2023
Commission Number 1355954