Prepared By:
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Karen Johnson Davidson County
Batch# 673418 **DEEDQC**
07/08/2021 01:24:47 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210708-0092256

QUITCLAIM DEED

Address New Owner {s}
Chris Chu
1838 Les Robinson Road
Columbia, TN38401

Send Tax Bills To
SAME

Map-Parcel
181 11 OC, Parcel 8.00

Based on information provided by Chris Chu.
No representation or warranty is made by the preparer as to the accuracy of anything set forth herein.

FOR AND IN CONSIDERATION of One dollar {1.00}, cash in hand paid, the receipt of which is hereby acknowledged, **Chris Chu,** by these presents does hereby quitclaim and convey unto **Chris Chu, Trustee, or her successors in interest, of the Chris Chu Revocable Living Trust dated July 3, 2020, and any amendments thereto,** its heirs and assigns, all their right, title and interest in and to the following described tract or parcel of land:

Land in Davidson County, Tennessee, being all of Unit 256, on the plan of The Villas at Concord place, Phase 5 (formerly known as Concord Place II, Phase 1) as shown in Exhibit "A" to the Instrument of Correction to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20080318-0027346, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Chris Chu, by deed from Dana Smith, F/K/A Dana M. Demet, and husband, Jeremy Smith, of record in Book and page 20151214-0125163, Registers Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters shown on the Plan of Final Plat Concord Place II, Phase I, Carter Property of record in Instrument No. 20071120-0136050, Register's Office for Davidson County, Tennessee; to restrictive covenants of record in Instrument No. 20050922- 0114218, Instrument No. 20060328-0035297, Instrument No. 20060501-0049958, Instrument No. 20061228-0160255, Instrument No. 20070130-012170, Instrument No. 20071129-0138690, Instrument No. 20071213- 0143550, Instrument No. 20080226-0018882 and Instrument No. 20080318- 0027346, all in the Register's Office for Davidson County, Tennessee; to the Charter of Villas at Concord Place Homeowners Association, Inc. of record inInstrument No. 20081219-0121383, said Register's Office; .to Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances in Instrument No. 20071023-0125249, said Register's Office; to the Maintenance Agreement in Instrument No. 20070509-0055790, said Register's Office; to Water

Quality Pond serving the subject property as shown on the Plan in Instrument No. 20070125-0010032, said Register's Office; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

The current mailing address for this property is 8354 Rossi Road, Brentwood, Tennessee 37027.

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

Witness their hands this 1 day of July, 2021, having caused their names to be signed hereto on said day and date.

Chris Chu

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, **Chris Chu** the within named bargainor(s), with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 1 day of July 2021.

WHITNEY SMITH, NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/14/25

Whitney Smith
STATE OF TENNESSEE NOTARY PUBLIC
Williamson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $0.

Chris Chu

Subscribed and sworn to before me this 1 day of July, 2021.

WHITNEY SMITH, NOTARY PUBLIC

My commission expires: 4/14/25

Whitney Smith
STATE OF TENNESSEE NOTARY PUBLIC
Williamson