BOX 10-A

Karen Johnson Davidson County
Batch# 707510 DEEDQC
08/31/2021 12:36:14 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210831-0117290

This Instrument Prepared By and Returned To:
D. Dylan Potter, Attorney
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Kent Y. Hua 521 Bluewater Drive Nashville, TN 37217	Same	104-12-230

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid I, **JAMES YIN TA HUA** do hereby quitclaim and by these presents do transfer and convey all of their right, title and interest unto **KENT YIN KANG HUA,** its successors and assigns to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being the northerly 50 feet of Lot No. 37 in Christopher and Kirkman's Belmont Park Addition, as of record in Plat Book 57, Page 158, said Register's Office for said County.

Said part of Lot No. 37 fronts 50 feet on the westerly side of 18th Avenue South or Baxter Boulevard and runs back between parallel lines, with the southerly margin of an alley, 160 feet to an alley in the rear.

Being the same property conveyed to Kent Yin Kang Hua a/k/a Kent Y. Hua, married and James Yin Ta Hua a/k/a James Y. Hua, married, as joint tenants with rights of survivorship by Quitclaim Deed from Wen Yuan Hua, a single person, recorded on the 11th day of January 2001 of record in Instrument No. 20010111-0003387, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1907 18th Avenue South, Nashville, TN 37212

This property was never the marital residence of the grantor herein named.

Witness my hand this 25th day of May, 2021

JAMES YIN TA HUA

STATE OF NJ
COUNTY OF Bergen

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES YIN TA HUA** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of May, 2021.

Commission expires: ERIN C. TADDEI NOTARY PUBLIC OF NEW JERSEY Commission # 50018562 My Commission Expires 06/30/2025

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 25th day of May, 2021.

Notary Public

ERIN C. TADDEI NOTARY PUBLIC NEW JERSEY

ERIN C. TADDEI NOTARY PUBLIC OF NEW JERSEY Commission # 50018562 My Commission Expires 06/30/2025