Karen Johnson Davidson County
Batch# 728116 DEEDQC
09/30/2021 02:50:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210930-0131861

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Steven Cai Chee Ying Kwong 1517 Clayton Avenue Nashville, TN 37212	Same	117-08-0C-003.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Steven Cai and wife, Chee Ying Kwong** by these presents does hereby quitclaim and convey unto **Steven Cai, as to five percent (5%) interest, and wife, Chee Ying Kwong, as to a ninety-five percent (95%) interest, as tenants-in-common with rights of survivorship,** their heirs, successors and assigns, their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit No. B, together with the appurtenant interest in the common elements of Clayton Place Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 2001026-0106312, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Steven Cai and wife, Chee Ying Kwong, by Warranty deed from Lori E. Stone Badgett, married, of record in Instrument No. 20070131-0012952, Register's Office for Davidson County, Tennessee, dated January 25, 2007 and recorded on January 31, 2007.

This is improved property also known as 1517 Clayton Avenue, Nashville, TN 37212.

STATE OF New York
COUNTY OF Queens

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 9th day of September 2021.

Affiant

My commission expires:

Notary Public

(Affix Seal)
Nancy Sorrentino
Notary Public, State of New York
NO. 0106092229
Qualified in Queens County
Commission Expires May 12, 2023

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 9th day of September, 2021.

Steven Cai

Chee Ying Kwong

STATE OF New York
COUNTY OF Queens

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Steven Cai and Chee Ying Kwong, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 9th day of September 2021.

Notary Public

My Commission Expires:

Nancy Sorrentino
Notary Public, State of New York
NO. 0106092229
Qualified in Queens County
Commission Expires May 12, 2023

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 09/29/2021 (date ~~of document~~).

Affiant Signature

09/29/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 29th day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY SEAL
MY COMMISSION EXPIRES MAY 5, 2025