This Instrument Prepared by:
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Lowery, Lowery & Cherry, PLLC
150 Public Square
Lebanon, TN 37087
(615) 444-7222

Karen Johnson Davidson County
Batch# 750343 DEEDQC
11/05/2021 01:15:57 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211105-0148356

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVISE AS TO LEGAL CONSUQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND CHRISTOPHER BEAUCHAMP, ATTORNEY AT LAW, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

New Owner:	Send Tax Bills to:	Map-Parcel #'s:
5504 Prada Dr. Trust	**Andrew Siao**	**181-10-0-E-**
5504 Prada Dr.	**1239 Cressy Lane**	**071.00CO**
~~**Murfreesboro, TN 37128**~~ Brentwood, TN 37027	**Brentwood, TN 37027**	

QUITCLAIM DEED

This instrument made on the 15th day of October, 2021, by and between ANDREW TSENG SIAO and 5504 PRADA DRIVE TRUST.

WITNESSETH

That for no monetary consideration, I, **ANDREW TSENG SIAO**, hereinafter GRANTOR, by these presents do hereby quitclaim and convey, unto **5504 PRADA DRIVE TRUST**, hereinafter GRANTEE, her heirs and assigns, all of my right, title and interest in and to the following described real estate, situated and more particularly described to wit:

> Land in Davidson County, Tennessee, being Lot No. 71 as shown on the Plan of Phase One, Section Four, High Point, of record in Instrument No. 20130103-00000636, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description and accurate description.

Being the same property conveyed to Erin Kay Miller, an unmarried woman by Warranty Deed, from Regent Homes, LLC, dated August 28, 2013, of record in Instrument No. 20130829-0091542, Register's Office for Davidson County, Tennessee. Erin Kay Miller has since married and is now known as Erin Kay Rieley.

This is improved property known as 5504 Prada Drive, Brentwood, TN 37027.

Witness my hand at LEBANON, TN, Tennessee, this 15th day of October, 2021.

ANDREW TSENG SIAO, Grantor

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county above, **Andrew Tseng Siao**, Grantor, with whom I am personally acquainted, or whom proved to me upon satisfactory evidence, and who acknowledged that he executed this instrument for the purposes contained therein.

Olivia Johnson
Notary Public
My commission expires: 08/07/2024



(This section left intentionally blank.)

I, IWEN CHIA CHENG, spouse of Grantor ANDREW TSENG SIAO, do hereby join in the execution of this conveyance for the limited purpose of waiving any and all current or future interest, including but not limited to any marital interest I may have by equity or by statute, in the aforementioned property.

Witness my hand at Lebanon, Tennessee, this the 22nd day of October, 2021.

IWEN CHIA CHENG, Spouse

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county above, **Iwen Chia Cheng**, Spouse, with whom I am personally acquainted, or whom proved to me upon satisfactory evidence, and who acknowledged that she executed this instrument for the purposes contained herein.

NOTARY PUBLIC
My commission expires: 08/07/2024

OLIVIA JOHNSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

The actual consideration or value for this transfer is $ 0.00.

, Trustee
5504 Prada Drive Trust, Grantee

Sworn and subscribed to before me, this the 15 day of OCTOBER, 2021.

Notary Public
My commission expires: 08/07/2024

OLIVIA JOHNSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY