QUITCLAIM DEED

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

AJ-QCD-21-144

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF November, 2021.

Notary Public

MY COMMISSION EXPIRES: ____
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 757056 DEEDQC
11/17/2021 10:57:49 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20211117-0153057

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
STEPHANIE LIU AND TIMOTHY J. HO	**New Owner**	**04314007200**
(NAME)	(NAME)	
1821 12th Ave N		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THE PURPOSE OF THIS INSTRUMENT IS TO RE-ESTABLISH AN EXISTING UNDERLYING LOT LINE AND TO OBTAIN SEPARATE MAP AND PARCEL NUMBERS

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

STEPHANIE LIU AND TIMOTHY J. HO ("GRANTORS")

HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

STEPHANIE LIU AND TIMOTHY J. HO ("GRANTEES")

ITS HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOTS NOS. 12 AND 13 ON THE MAP OF THE SUBDIVISION OF BERNICE L. DICKERSON'S PROPERTY, SAID PLAN NOT BEING OF RECORD, DESCRIBED, IN PART, ACCORDING TO THE SURVEY MADE BY ERLE DRAKE, COUNTY SURVEYOR, OCTOBER 30, 1929, AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF LANIER DRIVE 625 FEET SOUTH OF THE SOUTHWEST CORNER OF SAID DRIVE AND OLD HICKORY BOULEVARD BEING THE SOUTHEAST CORNER OF LOT NO. 11 ON SAID PLAN; THENCE SOUTHWARDLY WITH THE WESTERLY MARGIN OF SAID DRIVE100 FEET TO THE NORTHEAST CORNER OF LOT NO. 14 ON SAID PLAN; THENCE WESTWARDLY WITH THE NORTHERLY BOUNDARY OF SAID LOT NO. 14 205.2 FEET MORE OR LESS TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF THE SAID LOT NO. 14; THENCE NORTH 100 FEET TO THE SOUTHWEST CORNER OF LOT NO. 11; THENCE EAST 208.2 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO STEPHANIE LIU AND TIMOTHY J. HO BY WARRANTY DEED FROM MUSIC CITY HOLDINGS, LLC, OF RECORD IN INSTRUMENT NO. 20210630-0088780, REIGSTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **144 Lanier Drive, Madison, Tennessee 37115.**

Witness our hands this the 12 day of Nov, 2021.

STEPHANIE LIU

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **STEPHANIE LIU,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12 day of Nov, 2021.

Notary Public

[illegible]MIR SUTARIA
Notary Public, State of New York
No. 01SU6105850
Qualified in Nassau County
Commission Expires Feb. 23, 20 24

My Commission Expires:

Witness our hands this the 12 day of Nov, 2021.

TIMOTHY J. HO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TIMOTHY J. HO,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12 day of Nov, 2021.

Notary Public

[illegible]MIR SUTARIA
Notary Public, State of New York
No. 01SU6105850
Qualified in Nassau County
Commission Expires Feb. 23, 20 24

My Commission Expires: