Karen Johnson Davidson County
Batch# 764265 DEEDQC
12/01/2021 11:00:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211201-0158580

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
Howard Mobley Hayes & Gontarek, PLLC
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Nashville, Tennessee 37215
(615) 627-4444
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jeff@howardmobley.com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me this the 24th day of November, 2021.

Notary Public

My Commission Expires: _____

Address of New Owner:	Send Tax Bills To:	Parcel ID Numbers:
Lily Yi Giffin, Trustee 5420 Cottonport Drive Brentwood, Tennessee 37027	Same	171 08 0A 011.00

TRUSTEE'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Lily Yi Giffin, Trustee of the Sang Hu Yi Living Trust established by the Revocable Trust Agreement of Sang Hu Yi dated January 27, 2017 (the "Trust"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the distribution of the Trust, hereby releases, remises and quitclaims unto Lily Yi Giffin, Trustee of the Sang Hu Yi SNT Trust fbo Sang Son Yi, her successor and assigns, with full power to convey or mortgage without the consent of any beneficiary, hereinafter called the Grantee, all right,

title and interest of the Trust in and to a certain parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this the 21st day of November, 2021.

THE SANG HU YI LIVING TRUST DATED JANUARY 27, 2017

Lily Yi Giffin, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lily Yi Giffin, Trustee, 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, at office, this 21st day of November, 2021.

Notary Public

My Commission Expires: _____

ALICE M. BOHANNON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Cottonport Plantation, Phase I, of record in Book 6900, page 529 and 530, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lili Yi Giffin, Trustee of the Sang Hu Yi Living Trust, established by the Revocable Trust Agreement of Sang Hu Yi dated January 27, 2016 by deed of record as Instrument No. 20170929-0100040, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 7430, page 784; Book 7565, page 57; Book 7824, page 254; Book 7637, page 925; and Book 7350, page 137 said Register's Office.

This conveyance is subject to any and all existing easements of record.

Lili Yi Giffin, Trustee of the Sang Hu Yi Living Trust, established by the Revocable Trust Agreement of Sang Hu Yi dated January 27, 2016 and Lily Yi Giffin, Trustee of the Sang Hu Yi Living Trust, established by the Revocable Trust Agreement of Sang Hu Yi dated January 27, 2017 are one and the same.

This is improved property known as 5420 Cottonport Drive, Brentwood, Tennessee 37027.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 November 24, 2021

11-24-2021
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 24th day of November, 2021.

Lindsay Hamada
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

