QUITCLAIM DEED

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 12 DAY OF November, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

JEFFERSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF TENNESSEE ADAM DAVIDSON My Commission Expires on 08/04/2025

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)
144 Lanier, LLC	**New Owner**	**04314019900 (Tract 1)** **04314020000 (Tract 2)**
(NAME)	(NAME)	
1821 12th Ave N		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 769485 DEEDQC
12/07/2021 03:33:12 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20211207-0162362

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

144 LANIER, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTEES")

ITS HEIRS, SUCCESSORS AND ASSIGNS, THOSE CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

TRACT 1:

BEING LOT NO. 12 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.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO STEPHANIE LIU AND TIMOTHY J. HO BY QUITCLAIM DEED FROM STEPHANIE LIU AND TIMOTHY J. HO, OF RECORD IN INSTRUMENT NO. 20211117-0153057, REIGSTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TRACT 2:

BEING LOT NO. 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.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO STEPHANIE LIU AND TIMOTHY J. HO BY QUITCLAIM DEED FROM STEPHANIE LIU AND TIMOTHY J. HO, OF RECORD IN INSTRUMENT NO. 20211117-0153057, 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*****

These are **improved** properties known as: **142 and 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

My Commission Expires:

[illegible] SUTARIA
Notary Public, State of New York
No. 01SU6105950
Qualified in Nassau County
Commission Expires Feb. 23, 20 24

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

My Commission Expires:

[illegible] SUTARIA
Notary Public, State of New York
No. 01SU6105950
Qualified in Nassau County
Commission Expires Feb. 23, 20 24