Karen Johnson Davidson County
Batch# 774059 DEEDQC
12/15/2021 10:40:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211215-0165544

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, ("Grantor"), **Yu-Jen Spencer Wang, Yutien Terry Wang, and Pai-Lun Janey Wang,** hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **BYT Partners, General Partnership ,** (Grantee), all of their rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot Number 7 in the Highland Garden Plan of Lots, as of record in Book 57, Page 118, Register's Office for said County.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Quitclaim Deed of record at Instrument Number 20140218-0013994 in said Register's Office. Grantors warrant that this property has not been used as their primary residence and has been used investment purposes only.

IN TESTIMONY WHEREOF I/we have executed this instrument the 2nd day of December, **2021.**

Yutien Terry Wang

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Yutien Terry Wang** , with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 2nd day of December, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/7/2023

LYNNETTE LAWHON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

For recording information only

IN TESTIMONY WHEREOF I/we have executed this instrument the 7 day of December, **2021.**

Pai-Lun Janey Wang

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Pai-Lun Janey Wang** , with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 7th day of Dec, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES: July 29, 2024

DIVINA PATEL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY
My Commission Expires July 29, 2024

IN TESTIMONY WHEREOF I/we have executed this instrument the 8th day of Dec, 2021.

Yu-Jen Spencer Wang Yutien Terry Wang Pai-Lun Janey Wang

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Yu-Jen Spencer Wang** , with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of Dec, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-6-2024

ROSE AMBERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 10th day of December, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.3.2025

PROPERTY ADDRESS:	763 Lynwood Ave, Nashville, TN 37203
TAX PARCEL NO.:	105 06 0 172.00
PROPERTY OWNER:	**Lien Property Management LLC and BYT Partners, General Partnership**
OWNER'S ADDRESS:	608 Amberleigh Ct, Franklin, TN 37067
MAIL TAX BILLS TO:	**Owner at Owner's Address**

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Holly A Mason, 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 12/8/21.

Affiant Signature

12/8/21
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 10th day of Dec., 2021.

Notary's Signature (Notary Seal)

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/06/2025
DAVIDSON COUNTY