THIS INSTRUMENT WAS PREPARED BY:
PERRY A. CHAPDELAINE, JR.
4198 BULL RUN ROAD
ASHLAND CITY, TENNESSEE 37015

Karen Johnson Davidson County
Batch# 777268 DEEDQC
12/21/2021 11:13:11 AM 2 pgs
Fees: $12.00 Taxes: $0.00



20211221-0168391

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO	TAX ID:
MEILIN DINA CHUANG ROYCE J. CHUANG 4198 BULL RUN ROAD ASHLAND CITY, TN 37015	SAME	161100A02900CO

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Royce J. Chuang**, single, hereinafter called the Grantor, quitclaim, do hereby transfer and convey unto my mother, **Meilin D. Chuang,** married, hereinafter called the Grantee, her heirs and assigns, 90% of my interest (thus leaving me with a 5% interest) in the following described Real Property in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Phase One, Villages of Brentwood, of record in Plat Book 5200, page 613, Register's Office for said County, to which plan reference is hereby made for a more complete description and accurate legal description of subject lot.

Being the same property conveyed to Meilin Dina Chuang by Quitclaim deed from Naisyun Roy Chuang of record in Instrument 20050418 page 0042744, Register's Office Davidson County, with subsequent conveyance of 50% of Meilin D. Chuang's interest to Royce J. Chuang by Quitclaim deed from Meilin Dina Chuang to Royce J. Chuang of record in Instrument Book 20150724 page 0072790, Register's Office Davidson County.

Subject to declaration of covenants, conditions and restrictions of record in Plat Book 5200 613, Book 6143 page 11, Book 6398 page 495, Book 6852 page 497, and Book 7207 page 251, said Register's Office.

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

This is improved property known as 5384 Village Way, Nashville, Tennessee 37211

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is

$ _____, **Affiant**

Subscribed and sworn before me this the 21 **Day of** Dec, 2021.

A. Hayes, **Deputy Register**

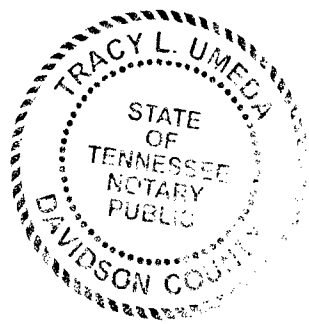
Witness my hand this 13 day of December 2021:

Royce J. Chuang

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Royce J. Chuang, the bargainer 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 13th day of December 2021.



My Commission Expires October 2, 2023

Tracy L. Umeda

Notary Public