Prepared By

Name: Judy Hu
Address: 824 Cherry Laurel Ct

State: Nashville TN Zip Code: 37215

After Recording, Mail Document To Owner/Responsible Taxpayer

Name: Judy Hu
Address: 824 Cherry Laurel Ct Nashville
State: TN Zip Code: 37215

Tax Parcel ID #: 131 06 0H 011.00

Karen Johnson Davidson County
Batch# 792494 DEEDQC
01/19/2022 08:15:27 AM 6 pgs
Fees: $32.00 Taxes: $0.00

20220119-0007085

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0 , **Affiant**
Subscribed and sworn before me this the 19 **Day of** January, 2022
, **Deputy Register**

Space Above This Line for Recorder's Use

TENNESSEE QUIT CLAIM DEED

STATE OF TENNESSEE

Davidson COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of one dollar ($1.00) in hand paid to Shya-Ling Hu, a owner, residing at 824 Cherry Laurel Ct, County of Davidson, City of Nashville, State of TN (hereinafter known as the "Grantor(s)") hereby remise, release and forever quitclaim to Judy Hu, a house, residing at 824 Cherry Laurel Ct, County of Davidson, City of Nashville, State of TN (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

single family house
source of title: 20210107-0003305

[INSERT LEGAL DESCRIPTION HERE OR ATTACH AND INSERT]

~~**To have and to hold**, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest,~~

~~lien, equity and claim whatsoever for the said first party, either in law or equity,~~ to the ~~only proper use, benefit and behoof of the said second party~~ forever.

Grantor's Signature

SHYA-LING HU
Grantor's Name

~~2014~~ 824 Cherry Laurel Ct.
Address

Nashville, TN 37215
City, State & Zip

Grantor's Signature

Grantee 2
Judy Hu
Grantor's Name

824 Cherry Laurel Ct
Address

Nashville TN 37215
City, State & Zip

In Witness Whereof,

Witness's Signature

Roy McFadgon Jr
Witness's Name

The UPS Store
Address 4117 Hillsboro Pike, Suite 103
Nashville, TN 37215

City, State & Zip

Witness's Signature

Kenneth Luckey
Witness's Name

The UPS Store
Address 4117 Hillsboro Pike, Suite 103
Nashville, TN 37215

City, State & Zip

STATE OF TENNESSEE)
COUNTY OF Davidson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Judy Yung-Li Hu & Shya Ling Hu whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 15th day of January, 2022.

Notary Public

JOHN DAVID CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exp. 5-7-2024

My Commission Expires: May 7, 2024

Karen Johnson Davidson County
Batch# 549385 DEEDWARR
01/07/2021 11:23:35 AM 2 pgs
Fees: $13.00 Taxes: $2,479.00
20210107-0003305

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201131083**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $670,000.00. Affiant Subscribed and sworn to before me, this 30th day of December, 2020. Notary Public My Commission Expires:

ADAM JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Shya-Ling Hu 824 Cherry Laurel Court Nashville TN 37215	First Farmers & Merchants Bank 816 S. Garden St Columbia TN 38401	Tax Parcel ID No. 131 06 0H 011.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ryan McCutcheon and Carrie McCutcheon, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shya-Ling Hu, a married man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 89, on the Final Plat of Phase I, Village of Cherry Glen, of record in Book 9700, Page 66, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Ryan McCutcheon, and Carrie McCutcheon, husband and wife, by Warranty Deed from John M. Thrower, married, of record in Instrument No. 20091009-0094125, in the Register's Office of Davidson County, Tennessee, dated October 05, 2009 and recorded on October 09, 2009.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE I, VILLAGE OF CHERRY GLEN, as recorded in Plat Book 9700, Page 66

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-58-20824

Karen Johnson Davidson County
Batch# 549385 DEEDWARR
01/07/2021 11:23:35 AM 2 pgs
Fees: $13.00 Taxes: $2,479.00
20210107-0003305

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 20113883**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $670,000.00. Affiant Subscribed and sworn to before me, this 30th day of December, 2020. Notary Public My Commission Expires:

ADAM JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021

WARRANTY DEED

Address New Owner: Shya-Ling Hu 824 Cherry Laurel Court Nashville TN 37215	Send Tax Bills To: First Farmers & Merchants Bank 816 S. Garden St Columbia TN 38401	Tax Information: Tax Parcel ID No. 131 06 0H 011.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ryan McCutcheon and Carrie McCutcheon, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shya-Ling Hu, a married man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

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Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-88-20-20824

Declaration of Covenants, Conditions and Restrictions recorded in Book 9882, Page 739 as amended in Book 10318, Page 92, Book 10594, Page 695, Book 11186, Page 932, Book 11323, Page 247 and Instrument No. 20011206-0134252 and amended Bylaws recorded in Instrument No. 20000324-0030195.

Easement for Driveway Turnarounds and Ingress-Egress, recorded in Book 8919, Page 779.

Agreement as set forth in instrument recorded in Book 9827, Page 416.

This is improved property located at 824 Cherry Laurel Court Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of December, 2020.

Ryan McCutcheon

Carrie McCutcheon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ryan McCutcheon and Carrie McCutcheon, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of December, 2020.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY