QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Stephanie Woodall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF April, 20 22

Katie Vernon
Notary Public

MY COMMISSION EXPIRES: 3-3-2025
(AFFIX SEAL)

KATHERINE VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

Y-CRE-22-420

THIS INSTRUMENT WAS PREPARED BY
Ruby Title & Escrow, LLC
2012 21st Avenue S.
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Stephanie Liu and Timothy Ho	New Owner	
(NAME)	(NAME)	043-13-0-334.00
83-37 St. James Avenue Apt. 5D,		
(ADDRESS)	(ADDRESS)	
Elmhurst, NY 11373		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEPHANIE LIU, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEPHANIE LIU AND TIMOTHY HO, WIFE AND HUSBAND** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Easterly 50 feet of the Northerly 225 feet of Lot No. 41 Block "I" on the Plan of Forest Park Subdivision of record in Plat Book 843, Page 44, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Axel Soto, unmarried by Cash Deed for Tennessee deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument No. 20130823-0089127 Register's Office for Davidson County, Tennessee, dated August 22, 2013 and recorded on August 23, 2013.

Being the same property conveyed to Anthony Jacobson Virula, unmarried by Quitclaim deed from Axel Soto, unmarried of record in Instrument No. 20180130-0009406 Register's Office for Davidson County, Tennessee; dated January 09, 2018 and recorded on January 30, 2018.

Being the same property conveyed to Stephanie Liu, a married woman by Warranty Deed from Anthony Jacobson Virula, unmarried, of record in Instrument No. 20220426-0047813 Register's Office for Davidson County, Tennessee, dated April 20, 2022 and recorded on 4/26/, 2022.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **420 Elm St, Madison, Tennessee 37115**.

Karen Johnson Davidson County
Batch# 845734 **DEEDQC**
04/26/2022 11:01:39 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220426-0047818

Witness my/our hand(s) this the 20 day of April, 2022.

Stephanie Liu

STATE OF New York
COUNTY OF Queens

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 he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of April, 2022.

Notary Public
My Commission Expires: April 16, 2024
(SEAL)

MD A RAHMAN
Notary Public, State of New York
Reg.No.01RA6259497
Qualified in Queens County
My Commission Expires April 16, 2024

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue S.
Nashville, TN 37212
615-383-2903