QUITCLAIM DEED

Y-SL-22-407

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, 2022

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

THIS INSTRUMENT WAS PREPARED BY
Rudy 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) **83-37 St. James Avenue Apt. 5D,**	(NAME)	**043-13-0-280.00**
(ADDRESS) **Elmhurst, NY 11373**	(ADDRESS)	
(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 Lot No. 3 of Block "G" on the Plan of Crittenden Estates, of record in Book 974, page 69, Register's Office for said County.

Said Lot No. 3 fronts 56 feet on the Easterly side of Idlewild Avenue and runs back between parallel lines 138.6 feet to a dead line.

Being the same property conveyed to Walter L. Davis and wife, Teresa K. Davis, by Warranty Deed from Thomas G. Grubbs and wife, Donna K. Grubbs, of record in Book 6159, Page 689, Register's Office for Davidson County, Tennessee, dated October 13, 1983 and recorded on October 19, 1983.

Said Walter L. Davis became deceased on February 6, 2016, vesting Teresa K. Davis as surviving tenant. Said Teresa K. Davis became deceased on May 14, 2021 leaving Last Will and Testament filed for Probate in Docket No. 21P1261 Chancery Court of Davidson County, Tennessee. In accordance with the terms of said Will, Carol D. Carney-Hall, Wendolyn J. Smith, Charles B. Carney, and Kimberly Leanne Davis are the named beneficiaries of the Estate of Teresa K. Davis, deceased.

Being the same property conveyed to Stephanie Liu, a married woman, by Warranty Deed from Carol D. Carney-Hall, Wendolyn J. Smith, Charles B. Carney, and Kimberly Leanne Davis, Beneficiaries of the Estate of Teresa K. Davis, of record in Instrument No. 20220426-0047916, Register's Office for Davidson County, Tennessee, dated April 19, 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: **407 Idlewild Ave, Madison, Tennessee 37115.**

Karen Johnson Davidson County
Batch# 845799 **DEEDQC**
04/26/2022 11:46:44 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220426-0047916

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 19th 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