Karen Johnson Davidson County
Batch# 846193 DEEDQC
04/27/2022 10:01:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220427-0048427

Prepared By and Return To:

Concord Title
3000 Meridian Blvd. Suite 140
Franklin, Tennessee 37067

State of Tennessee
County of Williamson
The actual consideration of true value whichever is greater is
$0.00

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE EXAMINATION. CONCORD TITLE LLC, SHALL NOT BE RESPONSIBLE OR LIABLE FOR THE ACCURACY OF THE FACTS STATED HEREIN

Affiant

Subscribed and sworn to before me this 15 day of April, 2022.

Notary

Commission Expires: 5/7/26

NICK HARRIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

QUIT CLAIM DEED

OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Christopher Schlichter and Jie Ying Wu	**Canopy Mortgage, LLC 360 Technology Court CT, Suite 200 Lindon, UT 84072**	**118-060Q-001.00-CO**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, I, **Christopher Schlichter and Jie Ying Wu, Husband and Wife,** HEREINAFTER CALLED THE GRANTOR, DO HEREBY QUITCLAIM, TRANSFER AND CONVEY ALL MY RIGHT, TITLE AND INTEREST UNTO, **Christopher Schlichter, as to a 20%interest, and Jie Ying Wu, as to a 80% interest, as Tenants in Common,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot Unit A, HOMES AT 832 CLAYTON AVENUE, as established by Declaration of Covenants, Conditions and Restrictions, as shown on plat of record in Instrument No. 20160506-0045151, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Christopher Schlichter and Jie Ying Wu, Husband and Wife by Deed dated December 27, 2021 from Brent M. Fitzgerald and Stephen Osburn, Married, recorded April 6, 2022, in Instrument Number 20220406-0039568, in the Official Records of Davidson County, Tennessee.

This conveyance is made subject to any and all matters, restrictions and/or easements of record.

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

Witness my hand this 15 day of April, 2022

Christopher Schlichter

Jie Ying Wu

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, **Christopher Schlichter and Jie Ying Wu,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal at Franklin, Tennessee, this 15 day of April, 2022.

Notary Public

Commission Expires: _____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-07-2026

Certificate of Authenticity

I, Nick Harris, 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 4/15/2022.

Date

Affiant Signature

4/15/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15 day of April, 20 22.

Notary's Signature

My Commission Expires: 3.7.23
Date

Notary's Seal (if on paper)

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY