Karen Johnson Davidson County
Batch# 854917 DEEDQC
05/13/2022 09:57:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220513-0055285

This Instrument Prepared By:
Egerton, McAfee, Armistead, & Davis, P.C.
P.O. Box 2047
Knoxville, Tennessee 37901

Name and Address of Property Owner and Responsible Taxpayer:
Shausu Colin Chou and Shuchu Kris Chou, Co-Trustees
3435 Stokesmont Road,
Nashville, TN 37215

Map-Parcel Number: 11707012900

#171-92136-8212605

QUITCLAIM DEED

This INDENTURE is made on this 24th day of March, 2022, by and between **SHAUSU COLIN CHOU and SHUCHU KRIS CHOU**, husband and wife (collectively, "First Party"), and **SHAUSU COLIN CHOU AND SHUCHU KRIS CHOU, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, OF THE CHOU FAMILY REVOCABLE LIVING TRUST DATED MARCH 7, 2022** (collectively, "Second Party").

WITNESSETH:

That said First Party, for good and valuable consideration to it in hand paid by the Second Party, the receipt of which is hereby acknowledged, has granted, bargained, sold, released, quitclaimed, and conveyed and does hereby grant, bargain, sell, release, quitclaim, and convey unto the said Second Party, all of the First Party's interest in and to the premises, to-wit:

Tax Id Number(s): 11707012900

Land in Davidson County, Tennessee being the North 1/2 of Lot No. 112 on the Map of the North Part of Noel's Subdivision of Watkins Grove, as of record in Plat Book 547, Page 156, Register's Office for said County described as follows:

Said part of lot fronts 100 feet on the westerly side of Hord Street, now Stokesmont Road, and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Shausu Colin Chou and Shuchu Kris Chou, husband and wife, by Warranty Deed dated November 8, 2021 of record as Instrument No. 20211109-0149534, in the Register's Office for Davidson County, Tennessee.

THE ABOVE LEGAL DESCRIPTION IS THE SAME LEGAL DESCRIPTION AS PRIOR DEEDS OF RECORD, NO SURVEY HAVING BEEN PREPARED AT THE TIME OF THIS CONVEYANCE.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

IN WITNESS WHEREOF, the said First Party has executed this instrument the day and year first above written.

Shausu Colin Chou

SHAUSU COLIN CHOU

Shuchu Kris Chou

SHUCHU KRIS CHOU

STATE OF TENNESSEE
COUNTY OF ~~KNOX~~ Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, **SHAUSU COLIN CHOU** and **SHUCHU KRIS CHOU**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in the aforesaid county, this 24 day of March, 2022.

I. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 11/06/2024

I hereby swear or affirm that the actual consideration for this transfer is $0.00.

Shuchu Kris Chou

Affiant

Subscribed and sworn to before me this 24 day of March, 2022.

I. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 11/06/2024

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 11707012900

Land situated in the County of Davidson in the State of TN

LAND IN DAVIDSON COUNTY, TENNESSEE BEING THE NORTH 1/2 OF LOT NO. 112 ON THE MAP OF THE NORTH PART OF NOEL'S SUBDIVISION OF WATKINS GROVE, AS OF RECORD IN PLAT BOOK 547, PAGE 156, REGISTER'S OFFICE FOR SAID COUNTY DESCRIBED AS FOLLOWS:

SAID PART OF LOT FRONTS 100 FEET ON THE WESTERLY SIDE OF HORD STREET, NOW STOKESMONT ROAD, AND RUNS BACK BETWEEN PARALLEL LINES 200 FEET TO A DEAD LINE.

NOTE: The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposes only.

Commonly known as: 3435 Stokesmont Road, Nashville, TN 37215

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

Being the same property conveyed to Shausu Colin Chou and Shuchu Kris Chou, husband and wife, by deed dated November 8, 2021 of record in Deed Instrument/Case No. 20211109-0149534, in the County Clerk's Office.

Tennessee Certification of Electronic Document

I, PERRY LANZOTTI, 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 _____ (date of document).

Affiant Signature

Apr 1, 2022
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 01 day of April, 2022

Takisha D Harrison
Notary's Signature

MY COMMISSION EXPIRES: 02/21/2026

NOTARY'S SEAL

TAKISHA D HARRISON
NOTARY PUBLIC - MICHIGAN
MACOMB COUNTY
ACTING IN THE COUNTY OF Wayne
MY COMMISSION EXPIRES FEB. 21, 2026