Karen Johnson Davidson County
Batch# 886554 DEEDQC
07/11/2022 08:07:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220711-0079125

Name and Address of New Owner and
Send Tax Bills To:
MPES2, LLC and David Wei
PO Box 53
Riverside, CT 06878-9998

This Instrument Prepared By:
AMP Title, LLC
3010 Caldwell Road #204
Ashland City, TN 37015

Map & Parcel No: 074-04-0-107.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **David Wei, married,** "the Grantor," conveys and quitclaims unto **MPES2, LLC, a Tennessee Limited Liability Company, as to an undivided 1/2 interest, and David Wei, marrid, as to an undivided 1/2 interest, each undivided 1/2 interest to be held as tenants in common with the other undivided 1/2 interest,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 131 on the Plan of Revised Plan of Lots 130, 131, 132, 141, 142, 144, Reserved Parcel "C" and a Tract Marked "Hermitage Swimming Club Inc", as shown on the Plan of Hermitage Hills, Section Twelve, of record in Plat Book 5210, Page 119, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to David Wei by Warranty Deed from MPES2, LLC, a Tennessee Limited Liability Company, dated July 7, 2022 and recorded July 8, 2022 as Instrument No. 20220708-0079030, Register's Office for Davidson County, Tennessee.

Also being known as 701 Linden Green Drive, Hermitage, Tennessee 37076.

NOTE: This property has never served as the primary marital residence of Grantor herein.

Grantor covenants that he is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 7th day of July, 2022.

David Wei

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

On this 7th day of July, 2022, before me personally appeared David Wei, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and seal this 7th day of July, 2022.

Notary Signature
My commission expires: Feb. 28th, 2027

DANIELLE REATEGUI NOTARY My Commission Expires On 02/28/2027 PUBLIC CONNECTICUT

DANIELLE REATEGUI
Notary Public, Connecticut
My Commission Expires Feb. 28, 2027

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

Sworn to and subscribed before me this 7th day of July, 2022.

Notary Signature
My commission expires: Feb. 28th, 2027

DANIELLE REATEGUI NOTARY My Commission Expires On 02/28/2027 PUBLIC CONNECTICUT

DANIELLE REATEGUI
Notary Public, Connecticut
My Commission Expires Feb. 28, 2027

202207110079125

Tennessee Certification of Electronic Document

I, Misty M. Newcomb, 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 7/7/2022 (date of document).

Affiant Signature

7/8/22
Date

State of Tennessee

County of Cheatham

Sworn to and subscribed before me this 8 day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 09/17/2023

BETTY JO HARRELL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF CHEATHAM

NOTARY'S SEAL

202207110079125