Karen Johnson Davidson County
Batch# 954875 DEEDQC
12/27/2022 08:59:50 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221227-0132447

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 1935 21st Avenue South, Suite 100 Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVDSON The actual consideration for this transfer is: $0.00 Shelly Mason AFFIANT Subscribed and sworn to before me, this 20 day of December 2022. Kate Nyquist NOTARY PUBLIC My Commission Expires: 5/5/25

KATE NYQUIST NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Yung Tsang Wing 2033 Lombardy Avenue Nashville, TN 37215	New Owner	MAP 104-02-0 M PARCEL 209.00 CO

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **HING NAM HONG (USA) PRIVATE HOLDINGS, LTD, A PENNSYLVANIA LIMITED PARTNERSHIP** ("Grantor") does hereby quitclaim, transfer and convey unto **YUNG TSANG WING**, his successors and assigns, all of its right, title and interest in certain real property in the County of Davidson, State of Tennessee, more particularly described as follows:

BEING Unit C, Burns Station Condominiums, as established under Master Deed of record in Book 7292, page 607, in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said Unit.

Being the same property conveyed to Hing Nam Hong (USA) Private Holdings, Ltd, a Pennsylvania limited partnership by Warranty Deed from Joshua Pepper, unmarried, and Christine Abraham, unmarried, of record in Instrument No. 20130607-0058090, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This is improved property known as **209 BURNS AVE, NASHVILLE, TENNESSEE 37203**

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 16th day of December 2022.

HING NAM HONG (USA) PRIVATE HOLDINGS, LTD

Martin Chan
Sole Partner

STATE OF PA)
COUNTY OF Phila)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARTIN CHAN**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he is the Sole Partner of Hing Nam Hong (USA) Private Holdings, Ltd, the maker, that he is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that he executed the within instrument on behalf of the maker, for the purposes therein contained.

Witness my hand and official seal on this 16th day of December, 2022.

NOTARY PUBLIC
My Commission Expires:

Commonwealth of Pennsylvania - Notary Seal
YONG LU, Notary Public
Philadelphia County
My Commission Expires September 15, 2024
Commission Number 1098299