Karen Johnson Davidson County
Batch# 955880 DEEDQC
12/28/2022 02:40:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20221228-0133269

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 22 day of December 2022

Notary Public

My Commission expires 03 / 03 / 2025

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

NAME AND ADDRESS OF PROPERTY OWNER:
Tina Tsui
1045 Pawnee Trail
Madison, TN 37115

SEND TAX BILLS TO:
Tina Tsui
1045 Pawnee Trail
Madison, TN 37115

MAP AND PARCEL NUMBER: 053090B17400CO

QUITCLAIM DEED

22NT01694

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

A Place in the Sun, Inc., A Tennessee Corporation

By these presents do remise, release and **QUITCLAIM** unto

Tina Tsui

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Being Lot 89 on the Plan of Cumberland Station at Wilson Camp, Section Five, as shown on plat of record in Instrument No. 20060118-0006553, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to A Place in the Sun, Inc., A Tennessee Corporation by Warranty Deed from Amy S. Bible and Husband, Paul D. Bible dated 11/30/2018 and recorded 12/5/2018 as Instrument No. 20181205-0118708, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 1045 Pawnee Trail, Madison, TN 37115

Wherever 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 our hands this 22nd day of December 2022

Tina Tsui

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Tina Tsui,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 22 day of December, 2022

Notary Public

My Commission expires: 03/03/2025

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tina Tsui, President, A Place in The Sun, Inc.

State of Tennessee }
County of Davidson }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Tina Tsui**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be president of **A Place in the Sun, Inc.**, the within named bargainer, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office, this 22 day of December, 2022

Notary Public

My Commission expires: 03/03/2025.

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Sunny A.M. Koshy, Secretary, A Place in The Sun, Inc.

State of Tennessee }
County of Williamson }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Sunny A.M. Koshy**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Secretary of **A Place in the Sun, Inc.**, the within named bargainer, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office, this 22nd day of December, 2022

Notary Public

My Commission expires: 1/16/2024.

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

202212280133269

Tennessee Certification of Electronic Document

I, Katrina Hoff 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 12/20/2022 (date of document).

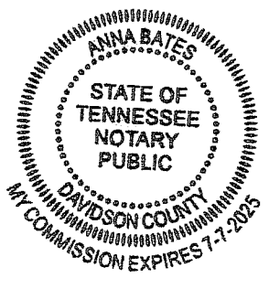
Affiant Signature

12/28/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28 of December, 2022.

(SEAL)



Notary's Signature
My Commission Expires: