Karen Johnson Davidson County
Batch# 966289 DEEDQC
02/01/2023 02:32:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230201-0007499

Prepared from information provided by the parties hereto without the benefit of a title search or title insurance. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

ADDRESS NEW OWNER:	Emily Huang 902 S. 13th Street Nashville, TN 37206
SEND TAX BILL TO:	NEW OWNER
MAP-PARCEL NOS.	094-01-0-244.00

Prepared by:	Cindy S. Smith, Attorney at Law Post Office Box 292004 Nashville, TN 37229 (Davidson Cty.Box 27-B)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration with a value greater than Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, **Alice Huang, a married person, and Lesan Huang, a married person, and Emily Huang, unmarried, as joint tenants with rights of survivorship,** (herein "Grantors") by these presents do hereby quitclaim and convey all of their interest to **Emily Huang, unmarried,** (herein "Grantee") her successors and assigns, all of their interest in the following described tract or parcel of land in **Davidson** County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Mabelle Subdivision, of record in Plat Book 547, Page 139, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Alice Huang, a married person and Lesan Huang, a married person and Emily Huang, unmarried, as joint tenants with rights of survivorship, from Adam Underwood and wife, Elizabeth Affleck, by Warranty Deed recorded on May 15, 2019, in Instrument No. 20190515-0045714, Register's Office for Davidson County, Tennessee.

This property has a common address of: **902 S. 13th Street, Nashville, TN 37206.**

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall include reference to the appropriate gender.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 1st day of February 2023.

Alice Huang

Lesan Huang

Emily Huang

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and state, the within named Alice Huang, Lesan Huang, and Emily Huang, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal at office, this 1st day of February 2023.

Notary Public
My Commission Expires:_____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $zero.

Affiant

Subscribed and sworn to before me this 1st day of February 2023.

Notary Public
My Commission Expires _____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 February 1, 2023 (date of document).

Cindy S. Smith, Affiant

02/01/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me on this 1st day of February, 2023.

Notary

MY COMMISSION EXPIRES:

SARAH CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MARCH 21, 2026