QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 970381 **DEEDQC**
02/13/2023 01:11:09 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20230213-0010367

Y-ELITE-22-407

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF February, 2023.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

STEPHANIE WOODALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-20

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Flippin Hos LLC	**New Owner**	
(NAME) **83-37 St. James Ave. Apt 5D,**	(NAME)	**043-13-0-280.00**
(ADDRESS) **Elmhusrt, NY 11373**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEPHANIE LIU AND TIMOTHY HO, WIFE AND HUSBAND,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **FLIPPIN HOS LLC, A DELAWARE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 of Block "G" on the Plan of Crittenden Estates, of record in Book 974, page 69, Register's Office for said County.

Said Lot No. 3 fronts 56 feet on the Easterly side of Idlewild Avenue and runs back between parallel lines 138.6 feet to a dead line.

Being the same property conveyed to Stephanie Liu, a married woman by Warranty Deed from Beneficiaries of the Estate of Teresa K. Davis, dated April 19, 2022 and recorded April 26, 2022, of record in Instrument No. 20220426-0047911, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Stephanie Liu and Timothy Ho, wife and husband, by Quitclaim deed from Stephanie Liu, a married woman, dated April 20, 2022 and recorded April 26, 2022, of record in Instrument No. 20220426-0047916, Register's Office of Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **407 Idlewild Avenue, Madison, Tennessee 37115**.

Witness my/our hand(s) this the 8 day of Feb, 2023.

Stephanie Liu

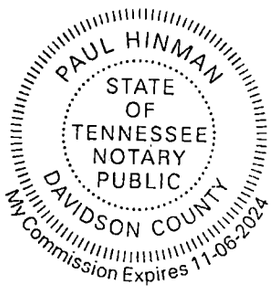
Timothy Ho

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHANIE LIU, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of February, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

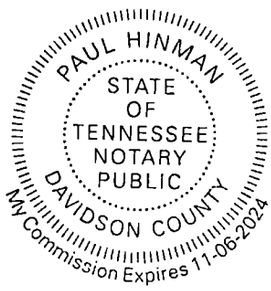


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIMOTHY HO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of February, 2023.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
615-383-2903