Karen Johnson Davidson County
Batch# 975111 DEEDQC
02/28/2023 03:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230228-0014293

QUITCLAIM DEED

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 28th DAY OF February 2023.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
COMM. EXPIRES 01/08/2024

JM-VRE-22-2403A

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Yi Min Wang and Pei Ying Gao, tenants in common with right of survivorship	**NEW OWNER**	
(NAME)	(NAME)	
2403D Jefferson Street		**092-03-0E-001.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, **CASABELLA PROPERTIES, INC., A MISSISSIPPI CORPORATION,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **YI MIN WANG AND PEI YING GAO, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP** 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 Unit No. "A" on the plan of Homes at 2403 Jefferson Street, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes at 2403 Jefferson Street, a Horizontal Property Regime with Private Elements of record in Instrument No. 20200128-0010107, as amended in Instrument No. 20200129-0010709, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Casabella Properties, Inc., a Mississippi Corporation by Warranty Deed from Patrick Tan, a single person of record in Instrument No. 20230112-0002647 Register's Office for Davidson County, Tennessee, dated January 10th, 2023 and recorded on January 12th, 2023.

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: **2403 Jefferson St Unit D, Nashville, Tennessee 37208**.

Witness my/our hand(s) this the 21st day of Feb., 2023

Casabella Properties, Inc.

BY: _____
Scotty Casabella, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared SCOTTY CASABELLA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the PRESIDENT of Casabella Properties, Inc., the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as PRESIDENT.

Witness my hand and official seal, at office, this the 21st day of February, 2023.

_____
Notary Public

My Commission Expires: _____

TARA YARBER
ID # 64070
NOTARY PUBLIC
Commission Expires 10-26-2025
Alcorn County Mississippi

RETURN TO:

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

I, Jordan T. Myers, 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 2/21/2023 (date of document).

Affiant Signature

Date 02/28/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of February, 2023.

Notary's Signature

MY COMMISSION EXPIRES:

