Karen Johnson Davidson County
Batch# 988607 DEEDQC
04/05/2023 10:10:37 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230405-0024734

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Daniel Hamilton, Esq.
3326 Aspen Grove Dr., Ste. 310
Franklin, TN 37067
(615) 567-7306
daniel@dkhamiltonlaw.com

This deed is prepared without benefit of title examination at the request of the Grantor and Grantee.

QUITCLAIM DEED

Know all men by these presents that **Po Man Chui, an unmarried person** (the "Grantor"), for and in consideration of Ten Dollars ($10.00), does hereby quitclaim unto **Po Man Chui, Trustee of the Po Man Chui Living Trust dated March 28, 2023,** (the "Grantee"), and Grantee's successors and assigns, all of Grantor's right, title, and interest in and to the following described real estate located in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Section 2, Mosswood Heights of record in Plat Book 4175, Page 155, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

This real property being all of the property conveyed to the Grantor from Austin Shealy, a single man, by warranty deed dated February 11, 2022, and recorded on February 14, 2022, at **Instrument Number 20220214-0016658** in the Register's Office for Davidson County, Tennessee.

WITNESS the Grantor's hand in Franklin, Williamson County, Tennessee, on this 28TH day of March, 2023.

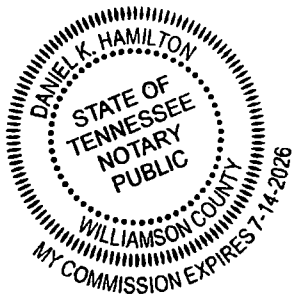
Po Man Chui

Po Man Chui, Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28TH day of March, 2023, before me, a Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared Po Man Chui, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that she

executed the within instrument of her own free act and deed for the purposes therein contained.



NOTARY PUBLIC
My Commission Expires: _____

New Owner Name and Address: Po Man Chui,Trustee Po Man Chui Living Trust 760 Dairy Ln. Brentwood, TN 37027	Mail Tax Notice to: Same
Property Address: 6105 Nashua Ave. Nashville, TN 37209	Parcel ID Number: 091-05-0-206.00
This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(1)(C)(vi) as a transfer to a revocable trust. No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(1)(E).	