Karen Johnson Davidson County
Batch# 1001550 DEEDQC
05/10/2023 10:12:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230510-0034783

Name and Address of New Owner:
Che Mock & Daphne Stowe
1409 B Hawkins Street
Nashville, TN 37203

Send Tax Bills To:
Che Mock
1411 A Hawkins Street
Nashville, TN 37203

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 093-13-0M-002-00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Che Mock,** "the Grantors," convey and quitclaim any interest they have unto **Che Mock and Daphne Stowe,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A 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. 1409 B of the 1409 Hawkins Townhomes, a Horizontal Property Regime with Private Elements, establishing a Planned Unit Development by the Declaration of Covenants, Conditions, and Restrictions as of record in Instrument No. 20131030-0112846, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Declaration of Covenants, Conditions and Restrictions, reference to which is hereby made for a more complete and detailed description of the Unit and the Planned Unit Development, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Che Mock by Warranty Deed from Yun Li and Lu Li, husband and wife, recorded on May 2, 2023 and of record in Instrument No. 20230502-0032532, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Yun Li and Lu Li by Warranty Deed dated December 17, 2017 from Kevin P. Hartley, married, recorded December 27, 2017 in Instrument No. 20171227-0130910 in the Register's Office.

Grantors covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 28th day of April, 2023.

(SEAL)
Che Mock

(SEAL)

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal this 28th day of April, 2023.

Notary Public
My commission expires: 3/3/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

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

Notary Public
My commission expires: 3/3/25

File # 2023-5965-DL

202305100034783

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 Apr. 29, 2023 (date of document).

Regina Sullo
Affiant Signature

May 8, 2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 8 day of May, 2023

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

