Karen Johnson Davidson County
Batch# 1036639 DEEDQC
08/09/2023 01:44:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230809-0061804

ADDRESS OF NEW OWNER	SEND TAX BILL TO:	PARCEL IDENTIFICATION:
TN001 1104 BAPTIST WORLD CENTER LLC C/O LAW GUYS PLLC 1555 RIO GRANDE AVE. FORT WORTH, TEXAS 76102	TN001 1104 BAPTIST WORLD CENTER LLC P.O. BOX 451 ELY, IOWA 52227	MAP/ PARCEL: 071143C01100

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED IN THE OFFICE OF, AND, AFTER RECORDING, RETURN TO:
LAW GUYS PLLLC
1555 RIO GRANDE AVENUE
FORT WORTH, TEXAS 76102

Excise Tax: $ 0.00
Tenn. Code Ann. § 67-4-409
TN ST §67-4-409(a)(1)(E)

THE STATE OF TENNESSEE §
§ KNOW ALL BY THESE PRESENTS:
COUNTY OF DAVIDSON §

GRANTOR: **JONATHAN VOON LEE LAM** and **JUN YI LIO**, husband and wife, whose mailing address is 6712 Hoover Trail Rd SW, Cedar Rapids, Iowa 52404, do hereby bargain, sell, remise, release, quitclaim, and convey their right, title, and interest in the herein-described Property unto:

GRANTEE: **TN001 1104 BAPTIST WORLD CENTER LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AS TRUSTEE OF TN001 1104 BAPTIST WORLD CENTER REVOCABLE TRUST**, whose mailing address is c/o Law Guys PLLC, 1555 Rio Grande Avenue, Fort Worth, Texas 76102, for:

CONSIDERATION: **NONE.**

PROPERTY: See Attached **EXHIBIT "A".**

The designations Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, or feminine as required by context.

Grantor, in exchange for the Consideration, has **GRANTED, SOLD, AND CONVEYED, AND BY THESE PRESENTS DOES GRANT, SELL, AND CONVEY** unto Grantee, subject to the matters hereinafter stated, the Property, together with all improvements on the Property.

This conveyance of the Property is expressly made subject, however, to all mineral reservations, restrictions, easements, zoning ordinances, and covenants to the extent the same are valid, presently subsisting and affecting the Property, and which are reflected in the Real Property Records of the County in which the Property is located.

THIS DEED WAS PREPARED USING INFORMATION FURNISHED BY GRANTOR AND GRANTEE WITHOUT THE BENEFIT OF A TITLE EXAM.

GRANTOR:

Jonathan Voon Lee Lam 08/09/2023 12:07 PM CDT

JONATHAN VOON LEE LAM

Jun Yi Lio 08/09/2023 12:14 PM CDT

JUN YI LIO

STATE OF TEXAS §
COUNTY OF DENTON §

Acknowledged before me on the 9th day of August, 2023, by Jonathan Voon Lee Lam and Jun Yi Lio. This is an online notarial act.

ATHENA PHILLIPS
Notary Public, State of Texas
ID# 128634726
My Commission Expires
March 27, 2027

Online Notary Public. This notarial act involved the use of online audio/video communication technology.

(SEAL)

Phillips 08/09/2023 12:16 PM CDT

Athena Phillips
Notary Public, State of Texas
My commission expires on 04/27/2027

EXHIBIT "A"

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING Unit No. 11, as shown on Exhibit "B" in the Master Deed of the Declaration of Covenants, Conditions and Restrictions for 1104 Baptist World Center, a Horizontal Property Regime with Private Elements, as shown in Instrument No. 20220919-0104080, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made for more complete details of location and description of said unit.

BEING that same property as described in and conveyed by Warranty Deed from Blue Sky Construction, Inc., a Tennessee Corporation, to Jonathan Voon Lee Lam and Jun Yi Lio, husband and wife, dated July 12, 2023, appearing of record in Instrument No. 20230714-0054268 on July 14, 2023, in the Register's Office of Davidson County, Tennessee.

Being previously a portion of property conveyed to Blue Sky Construction, Inc., a Tennessee Corporation by Warranty Deed from TTF Investments, LLC, dated February 28, 2022, appearing of record in Instrument No. 20220303-0024004 and a portion of the Quitclaim Deed from TTF Investments, LLC to Blue Sky Construction, Inc, dated September 12, 2022, appearing of record in Instrument No. 20220912-0101582, both of the Register's Office of Davidson County, Tennessee.

Previously being a portion of property conveyed to TTF Investments, LLC, by Warranty Deed from Bert McCarter and TriTrust Partners, dated December 8, 2016, in Instrument No. 20161209-0129399, in said Register's Office.

Parcel No: 071143C01100

Commonly Known As: 1104 Baptist World Center Drive #1, Nashville, TN 37207

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, C. Stephen Tobin, 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 the 9th day of August, 2023.

08/09/2023
12:15 PM CDT

C. Stephen Tobin
August 9th, 2023

STATE OF TEXAS §
COUNTY OF DENTON §

Acknowledged before me on the 9th day of August, 2023, by C. Stephen Tobin. This is an online notarial act.

ATHENA PHILLIPS
Notary Public, State of Texas
ID# 128634726
My Commission Expires
March 27, 2027

Online Notary Public. This notarial act involved the use of online audio/video communication technology.

(SEAL)

08/09/2023
12:16 PM CDT

Athena Phillips
Notary Public, State of Texas
My commission expires on 04/27/2027