Karen Johnson Davidson County
Batch# 1051828 DEEDQC
09/19/2023 03:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230919-0073711

| | |
|---|---|
| THIS INSTRUMENT WAS PREPARED BY:<br>Stewart Title Company<br>100 Bluegrass Commons Blvd., Suite 110<br>Hendersonville, TN 37075<br><br>**NO TITLE SEARCH WAS PERFORMED. THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES.** | STATE OF TENNESSEE<br>COUNTY OF **SUMNER**<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0..<br><br>Shuangwen Yang<br>AFFIANT<br><br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19th DAY SEPTEMBER, 2023.<br><br>NOTARY PUBLIC<br>MY COMMISSION EXPIRES: |

JANET ADAMS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 8-31-2024

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILL TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Benjamin Franklin Dobbs, III | New Owner | 187-01-0B-055.000 |
| 3308 Tasker Drive | | |
| Nolensville, TN 37135 | | |

## QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Shuangwen Yang, a single woman "GRANTOR", by these presents, does hereby quitclaim and convey unto Benjamin Franklin Dobbs, III, hereinafter called "GRANTEE", her successors, heirs and assigns all of their rights, title and interests in and to a 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. 55 on the Plan of Burkitt Ridge, Phase 3A, Section 2, of record in Plat Instrument No. 20201204-0141075, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Benjamin Franklin Dobbs, III and Shuangwen Yang, husband and wife, by deed from Regent Homes, LLC, a Tennessee Limited Liability Company recorded on 10/15/2021 in Instrument No: 20211015-0139109, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is **improved** property; commonly known as 3308 Tasker Drive, Nolensville, TN 37135.

WITNESS our hands this **19th** day of September, 2023

Shuangwen Yang

**Shuangwen Yang**

STATE OF **TENNESSEE**
COUNTY OF **SUMNER**

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Shuangwen Yang, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this **19th** day of September, 2023.

Notary Public

My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

# CERTIFICATE OF AUTHENTICITY

**I,** Jenny Hoffman **do hereby make oath that I am a licensed attorney and/or 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** 9-19-23.

Jenny Hoffman

**AFFIANT**

**DATE:** 9-19-23

**STATE OF TENNESSEE**

**COUNTY OF** Sumner

**SWORN to and subscribed before me this** 19th **day of** Sept, **2023.**

**NOTARY PUBLIC**

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

**My Commission Expires:**