QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1057390 **DEEDQC**
10/04/2023 11 23 22 AM 2 pgs
Fees. $12 00 Taxes $0 00

20231004-0078059

LB-QCD-23-4154

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 29th DAY OF September, 2023

Notary Public

MY COMMISSION EXPIRES 09.07.2026

(AFFIX SEAL)

STEPHEN DRUMMOND NOTARY PUBLIC TENNESSEE My Comm Exp. September 07, 2026 COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Choon-Leong Seow	**New Owner**	
(NAME)	(NAME)	**132-05-0O-002.00CO**
4154 Outer Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **CHOON-LEONG SEOW, AN UNMARRIED MAN,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **CHOON-LEONG SEOW, AN UNMARRIED MAN** 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 B of Outer Drive Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for Outer Drive Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No 20120720-0064148, Register's Office for Davidson County, Tennessee, to which reference is hereby made The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Outer Drive Cottages, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No 20120720-0064148, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Unit

Being the same property conveyed to Choon-Leong Seow and Lai-King Leong, husband and wife, by Warranty Deed from Daniel Mendoza and Jill Mendoza, husband and wife, dated July 13th, 2015 and recorded on July 15th, 2015 in Instrument No 20150715-0069056, in the Register's Office of Davidson County, Tennessee Lai-King Leong having since died on or around June 23, 2023, leaving Choon-Leong Seow as the surviving tenant by the entirety

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 **4154 Outer Drive, Nashville, Tennessee 37204**

Witness my/our hand(s) this the 29th day of September, 2023

Choon-Leong Seow

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHOON-LEONG SEOW, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 29th day of September, 2023

Notary Public
My Commission Expires 09.07.2026
(SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

RETURN TO:
Choon-Leong Seow
4154 Outer Drive
Nashville, Tennessee 37204