Karen Johnson Davidson County
Batch# 1064640 DEEDQC
10/25/2023 10:08:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231025-0083509

Prepared by:
Hywater Title
1800 S. Rutherford Blvd. Ste 203
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $0.00

V. Sheridan
Affiant

Subscribed and Sworn before me this 25th day of Oct., 202_.

Melody Lynn Carr
Notary Public
My commission expires: 8-16-2025

MELODY LYNN CARR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF BEDFORD
MY COMM. EXPIRES AUGUST 16, 2025

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
De Shao Lin & Damdouane Lin 228 Coleridge Ct Antioch, Tn 37013	Current Owner	162-02-0-114.00

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof are hereby acknowledged **De Shao Lin and wife, Damdouane Lin,** hereinafter the Grantor(s), by these presents, does hereby quitclaim and convey unto, **De Shao Lin and wife, Damdouane Lin and Phillip Lin** hereinafter the Grantees, all the right, title and interest in and to the following real property, located in Davidson County, Tennessee, to-wit:

Being Lot No. 174 on the Plan of Colewood Acres, Section II, of record in Book 3700, page 135, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to De Shao Lin, unmarried and Bruce Von Lin, unmarried joint tenants with right of survivorship and NOT as tenants in common, by Warranty Deed from Russell T. Bentley and Sherryl L. Bently of record in Book 8931, page 334, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to De Shao Lin and wife, Damdouane Lin by Quitclaim Deed of record via Instrument Number 20050808-0093547, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Book 3700, page 135, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants of record in Book 4158, page 42 and Book 4178, page 734, Register's Office for Davidson County, Tennessee.

This property is improved property known as 228 Coleridge Court, Antioch, Tennessee 37013.

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, 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.

Witness my hand this 24th day of October, 2023.

De Shao Lin

Damdouane Lin

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named De Shao Lin and Damdouane Lin, with whom I am personally acquainted (or proved to be me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal this 24th day of October, 2023.

Notary Signature

My Commission Expires: 08/15/2026

JIM A. HYDE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
August 15, 2026
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Jami K. Averwater, 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 10-24-23 (date of document).

Jami K. Averwater

Signature

10-25-2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 25th day of October, 2023.

Melody Lynn Carr

Notary's Signature

MY COMMISSION EXPIRES: 8-16-2025

Seal

