Karen Johnson Davidson County
Batch# 1073396 DEEDQC
11/20/2023 10:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231120-0090134

QUITCLAIM DEED

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 17th DAY OF November, 2023

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

Y-QCD-23-1821

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Stephanie Liu and Timothy Ho	**Same as New Owner**	
(NAME)	(NAME)	
1821 12th Ave N.		**08107034800**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, **STEPHANIE LIU, MARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **STEPHANIE LIU AND TIMOTHY HO, WIFE AND HUSBAND** 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 Lot No. 87 on the Plan of Cephas Woodard's Subdivision of Lots 5 and 6 of the Thomas Woodard's Property, as of record in Book 161, page 174, Register's Office for said county.

Said Lot No. 87 fronts 50 feet on the southwesterly side of 12th Avenue North and extends back between parallel lines 115 feet to an alley.

Being the same property conveyed to Stephanie Liu, a single person, by Warranty Deed from Andrew W. Coffman and Nicolette C. Coffman, husband and wife, dated November 2, 2020 and recorded on November 5, 2020, of record in Instrument No. 20201105-0130002, Register's Office for Davidson County, Tennessee.

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: **1821 12th Ave N, Nashville, Tennessee 37208**.

Witness my/our hand(s) this the 17 day of November, 2023..

Stephanie Liu

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHANIE LIU, 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 17th day of November, 2023.

Notary Public
My Commission Expires: 11-3-2025
(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
615-383-2903

I, Stephanie Woodall, 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 11/17/2023 (date of document).

Stephanie Woodall

Affiant Signature

Date 11/17/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of November, 2023.

Katherine Vincent

Notary's Signature

MY COMMISSION EXPIRES: 3-3-2025

