# QUITCLAIM DEED

STATE OF Tennessee, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

*Affiant*

Subscribed and sworn to me on Dec. 15, 2023.

NOTARY PUBLIC

My Commission Expires: 05/05/2025

JEREMY MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Meng-Hsuan Ho &<br>Wen-I Wu<br>525 General George Patton Rd.<br>Nashville, TN 37221 | Meng-Hsuan Ho &<br>Wen-I Wu<br>1810 Ashland Ave.<br>Columbus, OH 43212 | 142 09 0F 525.00 |

**This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.**

**KNOW ALL MEN BY THESE PRESENTS** that V&W Holding, Meng-Hsuan Ho and Wen-I Wu, husband and wife, hereinafter called **"GRANTORS,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Meng-Hsuan Ho and Wen-I Wu, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, its entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 525 on the Plan of Final Plat River Plantation, Phase II, Section VIII, of record in Plat Book 6900, Pages 654-657, amended in Plat Book 6900, Pages 514-517 and as amended by Surveyor's Certificate of Correction in Book 8123, Page 690, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said unit. Being further established by the Master Deed for River Plantation, a Horizontal Property Regime of record in Book 7417, Page 396, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/ elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to V&W Holding by Quitclaim Deed from Meng-Hsuan Ho, a married man, dated May 7, 2021 and recorded May 18th, 2021, of record in Instrument No. 20210518-0066634, Register's Office for Davidson County, Tennessee.

This is improved property, known as 525 General George Patton Rd., Nashville, TN 37221.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Karen Johnson Davidson County
Batch # 1082919 DEEDQC
12/18/2023 08:53:12 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20231218-0097136

**WITNESS** my hand on December 15, 2023

**V&W Holding**

BY: Meng-Hsuan Ho
ITS: Owner

**Meng-Hsuan Ho**

**Wen-I Wu**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, **Meng-Hsuan Ho**, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **Authorized Signatory of V&W Holding** the within named bargainor, and that he as such **Authorized Signatory** executed the foregoing instrument for the purposes therein contained, by signing for **V&W Holding** by himself as the **Authorized Signatory**.

WITNESS MY HAND AND OFFICIAL SEAL, this the 15 day of December, 2023.

My Commission Expires: 05/05/2025

JEREMY MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**STATE OF** Tennessee

**COUNTY OF** Davidson

On Dec. 15, 2023, before me personally appeared **Meng-Hsuan Ho**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 15 December, 2023.

JEREMY MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 05/05/2025

**STATE OF** Tennessee

**COUNTY OF** Davidson

On Dec. 15, 2023, before me personally appeared **Wen-I Wu**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 15 December, 2023.

JEREMY MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 05/05/2025