THIS INSTRUMENT PREPARED BY: ***Yvette L. Meldrum, Attorney at Law*** **Mid-State Title & Escrow, Inc.** *Royal Oaks Trade Center* *128 Holiday Court, Suite 125* *Franklin, TN 37067* *(615) 790-3156* This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax-related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, LLC shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax-related counsel. **This Instrument is to be treated as a Quitclaim Deed under T.C.A. § 67-4-409(a)(1)(D), as amended.** 2022-1468	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* Sworn to and subscribed to before me this 16 day of JAN 2024. *Notary Public* *My commission expires* JAMES K STERLING NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 01-26-2025

Name and Address of New Owner:
Kok Hai Tan and Lea Wa Yap
445 Cumberland Place
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1092124 DEEDQC
01/23/2024 08:16:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240123-0003609

Send Tax Bills To:
Owner

Street Address of Subject Property:
1528 Yarra Street
Madison, TN, 37115

Parcel ID:
051-06-0C-010.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Kok Hai Tan, a married man** hereinafter called **"GRANTOR,"** hereby conveys and quitclaims unto **Kok Hai Tan and Lea Wa Yap, husband and wife** hereinafter called **"GRANTEES,"** his/her/their heirs and assigns, all of his/her/their right, title and interest, if any, in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Unit No. 10, as shown on Exhibit A-1 to the Declaration of Covenants, Conditions and Restrictions for The Yarra, a Horizontal Property Regime with Private Elements of record as Instrument No. 20210408-0046599 and amended in Instrument No. 20211104-0147768, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Kok Hai Tan, a married man, by warranty deed of Townhomes on Graycroft GP, a Tennessee General Partnership of record in Instrument #20230227-0013413, Register's Office, Davidson County, TN dated February 14, 2023, recorded February 27, 2023. Being also known as 1528 Yarra Street, Madison, TN 37115.

WITNESS my hand this 18 day of JAN, 2024.

Grantor – Kok Hai Tan

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Kok Hai Tan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that they/he/she, the within named bargainor, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, this 18 day of JAN, 2024.

NOTARY PUBLIC

My commission expires: 1.26.25

JAMES K STERLING STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-26-2025

True Copy Certification

I, Yvette Meldrum, 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 JAN 18, 2024.

Affiant Signature

JAN 18, 2024

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 18 day of JAN 2024.

Notary's Signature

MY COMMISSION EXPIRES: 1.26.25

JAMES K STERLING STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-26-2025