Prepared By:
Ms. Annie Chen
901 Los Lomas Way
Nolensville, Tennessee 37135

After Recording Return To:
Kelvin Ho
901 Los Lomas Way
Nolensville, Tennessee 37135

Karen Johnson Davidson County
Batch # 1094004 DEEDQC
01/25/2024 11:22:21 AM 5 pgs
Fees: $28.00 Taxes: $0.37
20240125-0005097

TAX PARCEL ID #: 10511000700

QUIT CLAIM DEED

BE IT KNOWN BY ALL, that Ms. Annie Chen *("Grantor")* , **whose address is** 901 Los Lomas Way, Nolensville, Tennessee 37135, hereby ***REMISES, RELEASES AND FOREVER QUITCLAIMS TO*** Mr. Kelvin Ho *("Grantee")* , **whose address is** 901 Los Lomas Way, Nolensville, Tennessee 37135, all right, title, interest and claim to the following real estate property located at 610 Southgate Ave in the City/Township of Nashville, located in the County of Davidson and State of Tennessee and ZIP code of 37203, to-wit:

Property having Lot No. 4, with the Section No. 34980, and having the following description: RESIDENTIAL.

FOR VALUABLE CONSIDERATION, in the amount of $100.00 dollars, given in hand, and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged.

BE IT FURTHER KNOWN, that this transfer shall be effective as of , and that the Grantor makes no promises as to ownership of title to the above-referenced Property, but simply agrees to transfers whatever interest the Grantor has in it to the Grantee.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described Property is hereby transferred unto the Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof.

(Grantor's or Authorized Representative's Signature)
Annie Chen

(Grantee's or Authorized Representative's Signature)
Kelvin Ho

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 100.00
, Affiant
Subscribed and sworn before me this the
25 Day of January, 2024.
Brandi Wells, Deputy Register

Signed in our presence:

(Witness #1 Signature)
HAPING CHEN
(FIRST WITNESS NAME TYPED)

(Witness #2 Signature)
Farana Roba
(SECOND WITNESS NAME TYPED)

Grantee's Address:

Mr. Kelvin Ho

Grantor's Address:

Ms. Annie Chen

901 Los Lomas Way
Nolensville, Tennessee 37135

901 Los Lomas Way
Nolensville, Tennessee 37135

Mail Subsequent Tax Bills To:
Kelvin Ho
901 Los Lomas Way
Nolensville, Tennessee 37135

STATE OF TENNESSEE)
) **SS.**
COUNTY OF DAVIDSON)

The foregoing Quit Claim Deed was acknowledged before me on 01/24/24 byMs. Annie Chen, who is personally known to me or who has produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed.

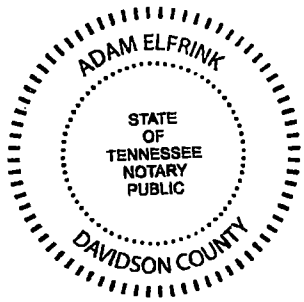
IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of:

(Signature of Notary)

Adam Elfrink
(Printed Notary Name) Davidson, Tennessee

My Commission expires: 05/09/2026



Note: The Original Copy of the Quit Claim Deed must be filed with the "Recorder of Deeds" with the Clerk of Courts having jurisdiction where this property is located and only upon payment of any associated recording fees due at time of filing with the Clerk of Courts.

WARRANTY DEED

Karen Johnson Davidson County
Batch# 290962 DEEDWARR
09/25/2019 02:19:37 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00
[redacted]
20190925-0097528

G-VRES-19-610-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/9/21
(AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-9-2021

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Annie Chen	new owner	
(NAME)	(NAME)	105-11-0-007.00
610 Southgate Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **AMANDA WEST, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANNIE CHEN, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, 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. 4 on the Plan of Resubdivision of Lot No. 15 and part of Lot No. 16 in the plan of the John T. Williams Addition of record in Plat Book 974, Page 44, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 4 fronts 50 feet on the Northerly side of Southgate Avenue and runs back between parallel lines with the Easterly margin of Martin Street, 153 feet to a dead line.

Being the same property conveyed to Amanda West by Executrix' s deed from Amanda Baucom a/k/a Amanda Baucom West, as Executrix of the Last Will and Testament of Raymond Ross Baucom, deceased of record in Instrument No. 20050523-0057562 Register's Office for Davidson County, Tennessee, dated April 05, 2005 and recorded on May 23, 2005. The previous and last conveyance being a Warranty Deed dated September 27, 1957 from Julia B. Browning to Raymond R. Baucom, and same is of record in Warranty Deed Book 2698, Page 556 in the Register's Office of Davidson County, Tennessee

The above referenced property has never been the principal marital residence for Amanda West and spouse.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 974, Page 44, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **610 Southgate Avenue, Nashville, Tennessee 37203**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.