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 16 DAY OF Feb, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-3-25

(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

LB-QCD-24-2818

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kathy Ma	**New Owner**	
(NAME)	(NAME)	**104-10-0-212.00**
11205 SE 77th Place		
(ADDRESS)	(ADDRESS)	
Newcastle, WA 98056		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch # 1102294 DEEDQC
02/20/2024 10:33:22 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20240220-0011250

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, **KATHY MA, AN UNMARRIED WOMAN AND IRENE MA, A MARRIED WOMAN AND KEVIN MA, A MARRIED MAN,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **KATHY MA, AN UNMARRIED WOMAN** 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:

Being the southeasterly 75 feet of Lot 9, Block 6, on the Plan of Fairfax Place, as of record in Book 547, Page 137 and 138, Register's Office for said County.

Said part of said lot fronts 75 feet on the northwesterly side of Hillside Drive and runs back 224.2 feet on the southwesterly line and 212.5 feet, more or less on the northeasterly line, to a deadline, measuring 75.5 feet more or less thereon.

Being the same property conveyed to Sheldon Ma and Kathy Ma and Kevin Ma and Irene Ma, expressly as joint tenants with rights of survivorship and not as tenants in common, by Quitclaim Deed, dated May 1st, 2008, from Sheldon Shih-Tsun Ma and wife, Kathy S.F. Ma, of record in Instrument No. 20080502-0044782, Register's Office for Davidson County, Tennessee.

Sheldon Ma having since died on or about 09/18/2018, leaving Kathy Ma and Kevin Ma and Irene Ma, as the surviving joint tenants with rights of survivorship.

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: **2818 Hillside Drive, Nashville, Tennessee 37212**.

Witness my/our hand(s) this the 2 day of February, 2024.

Kathy Ma

Irene Ma

STATE OF Washington
COUNTY OF King

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHY MA, 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 2nd day of February, 2024.

Notary Public
My Commission Expires: 09/21/2025
(SEAL)

HYUNG LEE
NOTARY PUBLIC #21032969
STATE OF WASHINGTON
COMMISSION EXPIRES
SEPTEMBER 21, 2025

STATE OF Washington
COUNTY OF King

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, IRENE MA, 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 2nd day of February, 2024.

Notary Public
My Commission Expires: 09/21/2025
(SEAL)

HYUNG LEE
NOTARY PUBLIC #21032969
STATE OF WASHINGTON
COMMISSION EXPIRES
SEPTEMBER 21, 2025

Witness my/our hand(s) this the 12 day of Feb., 2024.

Kevin Ma

STATE OF California
COUNTY OF Alameda

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEVIN MA, 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 12 day of February, 2024.

Notary Public
My Commission Expires: 5/31/2026
(SEAL)

RHONDA MCRAE
Notary Public - California
San Francisco County
Commission # 2406491
My Comm. Expires May 31, 2026

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212