Prepared By:
Mrs. Maria Isaza
1641 Eagle Trace Dr
Mount Juliet, Tennessee 37122

After Recording Return To:
YU FEI TAN
3060 Todd Ct
Castro Valley, California 94546

Karen Johnson Davidson County
Batch # 1107793 DEEDQC
03/06/2024 02:00:52 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240306-0015639

TAX PARCEL ID #: 182-00-0-080-00

QUIT CLAIM DEED

BE IT KNOWN BY ALL, that KEVIN ISAZApurple realty *("Grantor")* , a/an Tennessee company, **whose address is** 1641 Eagle Trace Dr, Mount Juliet, Tennessee 37122, hereby ***REMISES, RELEASES AND FOREVER QUITCLAIMS TO*** Ms. YU FEI TAN *("Grantee")* , **whose address is** 3060 Todd Ct, Castro Valley, California 94546, and . *("Grantee"),* **whose address is** , , , all right, title, interest and claim to the following real estate property located at 13371 Old Hickory Blvd in the City/Township of CANERIDGE, located in the County of Davidson and State of Tennessee and ZIP code of 37013, to-wit:

Property having Lot No. , with the Section No. , and having the following description: Property having Lot No. with section No and having the fallowing description: Being at the point in the centerline of OLD HICKORY BLVD, at the northwest corner of Edward Property fence N.51 degrees 55 minutes E238 feet along said centerline toa point; fenced continuing N45 degrees00 minutesW675 feet to a post;N86degree 50 minutes W056.3 feet to a concrete monument; fencedN. 36 degrees 40 minutes W.848 feet to the point being and continuing 3.3 degrees, more or less. current source title20220503-0051447.

FOR VALUABLE CONSIDERATION, in the amount of $1.00 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 03/06/2024, 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.

(Grantor's or Authorized Representative's Signature)
Maria Isaza / kevin isaza
CEO of Purple Realty

(Grantee's or Authorized Representative's Signature)
YU FEI TAN

Signed in our presence:

(Witness #1 Signature)

Maria Isaza
(FIRST WITNESS NAME TYPED)

(Witness #2 Signature)

(SECOND WITNESS NAME TYPED)

Grantee's Address:

Ms. YU FEI TAN

3060 Todd Ct
Castro Valley, California 94546

Grantor's Address:

Maria Isaza / Kevin Isaza
CEO
Purple Realty
1641 Eagle Trace Dr
Mount Juliet, Tennessee 37122

Mail Subsequent Tax Bills To:
YU FEI TAN
3060 Todd Ct
Castro Valley, California 94546

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

The foregoing Quit Claim Deed was acknowledged before me on March 6 2024 by Maria Isaza / Kevin Isaza, 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.

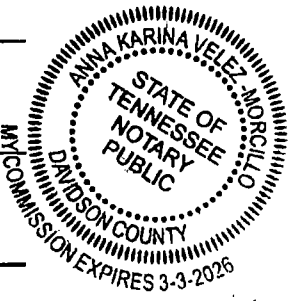
IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of:

avelez
(Signature of Notary)

Anna Karina Velez Morcillo
(Printed Notary Name) Davidson, Tennessee

My Commission expires: 03-03-2026



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.