Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Rutherford
The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

AMBER L. WHISNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Subscribed and sworn to before me, this 7th day of March, 2024.

Amber L. Whisner
Notary Public
My Commission Expires: 6-22-26

Karen Johnson Davidson County
Batch# 1108485 DEEDQC
03/07/2024 10:46:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240307-0015884

Quit Claim Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
HuaChang Chen and Jing Xia	HuaChang Chen and Jing Xia	097-02-0A-138.00-CO
1624 Stonewater Dr.	1624 Stonewater Dr.	
Hermitage, TN 37076	Hermitage, TN 37076	

THIS INDENTURE, made and entered into as this 5th day of March, 2024, by and between **HuaChang Chen, a married man**, as party or parties of the first part, and **HuaChang Chen and Jing Xia, husband and wife,** as party or parties of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, all right, title and interest in and to the following described real estate, situated in the City of Hermitage, County of Davidson, State of Tennessee and being more particularly described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 138 on the Plan of Final Plat, Villages of Riverwood Section One, Phase 2A of record in Plat at Instrument No. 20110401-0025117, Surveyors Certificate of Correction of record in Instrument No. 20110510-0035925, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to HuaChang Chen, a married man by Warranty Deed from Jennifer Otteman, an unmarried woman of record in Instrument No. 20240228-0013474, Register's Office for Davidson County, Tennessee dated February 27, 2024 and recorded on February 28,2024.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1624 Stonewater Dr. Hermitage, TN 37076

WITNESS my hand this 5 day of March, 2024.

HuaChang Chen

HauChang Chen

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named HauChang Chen with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, TN, this 5 day of March, 2024.

Notary Public at Large
My Commission Expires: Sept. 21, 2024

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I Amber Whisner, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for the registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on March 5, 2024 (date of document).

Amber Whisner
Affiant Signature

March 7, 2024
Date

State Tennessee
County of Rutherford

Sworn to and subscribed before me this 7th day of March, 2024

Emilee Gibson
Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

EMILEE GIBSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD