Karen Johnson
Batch # 1122695
04/15/2024 09:22:12 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20240415-0026475

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $10.00

CLAUDIA CHIN, AFFIANT

Subscribed and sworn to before me, this 4th day of April 2024.

NOTARY PUBLIC

My Commission Expires: 10/4/2027

EARL LOH
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/4/2027
COUNTY OF DAVIDSON

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
ALEJANDRO PEDRAZA AND CLAUDIA F. CHIN, CO-TRUSTEES 7940 BOONE TRACE, NASHVILLE, TN 37221	New Owner	Map and Parcel No.: 126 15 0A 079.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Claudia Chin, ("Grantor") do hereby quitclaim, transfer and convey unto Alejandro Pedraza and Claudia F. Chin, Co-Trustees of the Chin-Pedraza Joint Revocable Trust, created March 20, 2024, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified and more particularly described below.

This is improved property known as 7940 Boone Trace, Nashville, TN 37221 and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 98 on the Plan of Section Two, Boone Trace at Biltmore, of record in Book 9700, Page 316, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Cynthia Chin, an unmarried woman, and Claudia Chin, a married woman, as joint tenants with right of survivorship, from Seth Bender, an unmarried man, by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20180625-0061003. The said Cynthia Chin having since died on May 2, 2021, leaving Claudia Chin as the sole tenant. A copy of Cynthia Chin's death certificate is attached hereto as Exhibit A.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 4TH day of APRIL 2024.

Claudia Chin, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Claudia Chin**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 4th day of April 2024.

Notary Public

My Commission Expires: 10/4/27

EARL LOH
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/4/2027
COUNTY OF DAVIDSON

Exhibit "A"

STATE OF FLORIDA

THIS DOCUMENT HAS A LIGHT BACKGROUND ON TRUE WATERMARKED PAPER. HOLD TO LIGHT TO VERIFY FLORIDA WATERMARK.

BUREAU of VITAL STATISTICS

CERTIFICATION OF DEATH

STATE FILE NUMBER: 2021085328 **DATE ISSUED:** MAY 10, 2021

DECEDENT INFORMATION **DATE FILED:** MAY 7, 2021

NAME: CYNTHIA FAY CHIN
AKA: CYNTHIA FAY CHIN-YOU
DATE OF DEATH: MAY 2, 2021 SEX: FEMALE AGE: 071 YEARS
DATE OF BIRTH: NOVEMBER 26, 1949 SSN:
BIRTHPLACE: JAMAICA
PLACE WHERE DEATH OCCURRED: INPATIENT
FACILITY NAME OR STREET ADDRESS: HALIFAX HEALTH MEDICAL CENTER PORT ORANGE
LOCATION OF DEATH: PORT ORANGE, VOLUSIA COUNTY, 32127
RESIDENCE: 13014 SW 68 TERRACE, MIAMI, FLORIDA 33183, UNITED STATES
COUNTY: MIAMI-DADE
OCCUPATION, INDUSTRY: ADMINISTRATIVE ASSISTANT, ARTHUR MURRAY INTERNATIONAL INC
EDUCATION HIGH SCHOOL GRADUATE OR GED COMPLETED EVER IN U.S. ARMED FORCES?NO
HISPANIC OR HAITIAN ORIGIN? NO, NOT OF HISPANIC/HAITIAN ORIGIN
RACE: OTHER ASIAN: ASIAN

VOID IF ALTERED OR ERASED

VOID IF ALTERED OR ERASED

SURVIVING SPOUSE / PARENT NAME INFORMATION

(NAME PRIOR TO FIRST MARRIAGE, IF APPLICABLE)

MARITAL STATUS: DIVORCED
SURVIVING SPOUSE NAME: NONE
FATHER'S/PARENT'S NAME: PHILIP CHIN-YOU
MOTHER'S/PARENT'S NAME: VIVIAN CHUNG

INFORMANT, FUNERAL FACILITY AND PLACE OF DISPOSITION INFORMATION

INFORMANT'S NAME: CLAUDIA CHIN
RELATIONSHIP TO DECEDENT: DAUGHTER
INFORMANT'S ADDRESS. 7940 BOONE TRACE, NASHVILLE-DAVIDSON, TENNESSEE 37221, UNITED STATES
FUNERAL DIRECTOR/LICENSE NUMBER: PAULA M PEZZIMENTI, F061894
FUNERAL FACILITY: ALAVON DIRECT CREMATION SERVICE - SOUTH DAYTONA F241605
731 BEVILLE ROAD, SOUTH DAYTONA, FLORIDA 32119
METHOD OF DISPOSITION: CREMATION
PLACE OF DISPOSITION: ABACOS CREMATORIUM
NEW SMYRNA BEACH, FLORIDA

CERTIFIER INFORMATION

TYPE OF CERTIFIER: CERTIFYING PHYSICIAN MEDICAL EXAMINER CASE NUMBER: NOT APPLICABLE
TIME OF DEATH (24 HOUR): 0012 DATE CERTIFIED: MAY 4, 2021
CERTIFIER'S NAME: PETER KENT HARMAN
CERTIFIER'S LICENSE NUMBER: ME103630
NAME OF ATTENDING PHYSICIAN (IF OTHER THAN CERTIFIER): NOT ENTERED

The first five digits of the decedent's Social Security Number has been redacted pursuant to §119.071(5), Florida Statutes.

Ken Jones , STATE REGISTRAR

REQ: 2022695987

THE ABOVE SIGNATURE CERTIFIES THAT THIS IS A TRUE AND CORRECT COPY OF THE OFFICIAL RECORD ON FILE IN THIS OFFICE

WARNING: THIS DOCUMENT IS PRINTED ON PHOTOCOPIED ON SECURITY PAPER WITH WATERMARKS OF THE GREAT SEAL OF THE STATE OF FLORIDA. DO NOT ACCEPT WITHOUT VERIFYING THE PRESENCE OF THE WATER MARKS. THE DOCUMENT FACE CONTAINS A MULTICOLORED BACKGROUND, GOLD EMBOSSED SEAL AND THERMOCHROMIC FL. THE BACK CONTAINS SPECIAL LINES WITH TEXT. THE DOCUMENT WILL NOT PRODUCE A COLOR COPY

* 4 2 4 0 3 6 8 8 *

DH FORM 1040 (03-13)

CERTIFICATION OF VITAL RECORD

Florida HEALTH