THIS INSTRUMENT PREPARED BY:
Memento Law, PLLC
625 Main Street, Suite 201
Nashville, TN 37206
(615) 219-9710

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 16th day of April, 2024.

Notary Public
My Commission Expires: 7/28/25

Kalyn Rachel Kratzer
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Karen Johnson Davidson County
Batch# 1124724 DEEDQC
04/18/2024 02:31:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240418-0027923

Address of New Owner:	Send Tax Bills To:	Map/Parcel ID:
Olive Living Trust **7057 Sugarplum Road** **Nashville, TN 37211**	**Olive Living Trust** **7057 Sugarplum Road** **Nashville, TN 37211**	**181-01-0A-187.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Olivia Chien Ying Wun and John Jiang Fang Ma, wife and husband** ("Grantors"), have bargained and sold, and by these presents does hereby Quitclaim and convey unto **The Olive Living Trust, dated April 16, 2024** ("Grantees"), their heirs and assigns, all of their right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

LAND in Davidson County, Tennessee being Lot 127 on the Plan of Section Five, Sugar Valley, of record in Instrument No. 20001204-0118880, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Olivia Chien Ying Wun and John Jiang Fan Ma, wife and husband, by Warranty Deed from Rena Ooi, of record at Instrument number 20210406-0044902 , in the Register's Office for Davidson County, Tennessee, dated March 30, 2021.

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property, including but not limited to, the power to convey.

This is **improved** property known as: **7057 Sugarplum Road, Nashville, Tennessee 37211.**

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 16th day of April, 2024.

GRANTORS:

Olivia Chien Ying Wun

John Jiang Fan Ma

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 16th day of April, 2024, before me personally appeared Olivia Chien Ying Wun and John Jiang Fan Ma, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this, the 16th day of April, 2024.

Notary Public
My commission expires: 1/28/25
(SEAL)

Kalyn Rachel Kratzer
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

This instrument was prepared from information furnished by the Grantors and without the benefit of a title search. The preparer makes no representation as to the title, use, or any zoning regulations concerning the described property nor any matter except the validity of the form of this instrument.

Certificate of Authenticity

I, Emily Matheney, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on April 16, 2024 (date of document).

In witness whereof, Affiant has caused this instrument to be executed on this the 19th day of April, 2024.

Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me this 18th day of April, 2024.

Notary Public
My commission expires: 1/28/25

(SEAL)

Kalyn Rachel Kratzer
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY