QUITCLAIM DEED

Karen Johnson
Batch # 1126104
04/23/2024 12:01:16 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240423-0029186

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 11 DAY OF April, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARGARET R. MEAD
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

G-DTS-22-519

THIS INSTRUMENT WAS PREPARED BY

RUDY TITLE & ESCROW, LLC
2012 21ST Avenue S.
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Daniel Tan and Eustacia Tan	**New Owner**	
(NAME)	(NAME)	**071-10-0I-002.00-CO**
5161 Mountainbrook Circle		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **EUSTACIA TAN, A MARRIED WOMAN,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **DANIEL TAN AND EUSTACIA TAN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his 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:

Land in Davidson County, Tennessee, being Unit 519B Weakley Avenue, as established by Declaration of Covenants, Conditions and Restrictions for Fivenineteen Weakley Avenue as shown on Declaration of record in Instrument No. 20220315-0030210, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Eustacia Tan, by Quitclaim Deed from Daniel Tan and Eustacia Tan, husband and wife, of record in Instrument Number 20240223-0012609 and 20240223-0012610, Register's Office for Davidson, Tennessee.

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: **519 B Weakley Avenue, Nashville, Tennessee 37207**.

Witness my/our hand(s) this the 11 day of April, 20 24.

EUSTACIA TAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EUSTACIA TAN**, the within named bargainor, 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, this the 11 of April, 2024.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:

Rudy Title & Escrow, LLC
2012 21st Avenue S.
Nashville, TN 37212