Karen Johnson
Batch # 1151556
06/27/2024 08:23:53 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240627-0048147

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.

Affiant

Subscribed and sworn to before me on this 25 day of June 2024.

Notary Public
My Commission Expires: 3/3/25

NICHOLAS PERENICH, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Nick Perenich, Attorney
169 Belle Forest Circle, Ste A.
Nashville, TN 37221

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers:
Sue Du, Trustee 811 Kendall Dr. Nashville, TN 37209	New owner	103 09 0 49.00

QUITCLAIM DEED

For and in consideration of the sum of TEN DOLLARS ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Xuan Du, also/now known as Sue Du, hereinafter called the Grantor(s), has bargained and sold, and by these presents does remise, release, and quitclaim unto Sue Du, Trustee of The SLTRX REVOCABLE LIVING TRUST, dated June 25, 2024, hereinafter called the Grantee(s), her successors and assigns, all her right, title and interest in a certain parcel of land in Davidson County, Tennessee. The parcel of land is described as follows:

Land in Davidson County, Tennessee, being Lot No. 49 on the plan of Section 4, Brookside Courts, Addition No. 4, of record in Book 2083, Page 59, Register's Office for said County.

Said Lot No. 49 fronts 82 feet on the northwesterly margin of Kendall Drive and extends back 150.62 feet on the northeasterly line and 146.36 feet on the southwesterly line to a dead line in the rear, measuring 82 feet thereon.

Being the same property conveyed to Ninh Du and wife, Xuan Du (also/now known as Sue Du), by deed from James C. Wilson and wife, Janice C. Wilson, of record in Book 7178, Page 831, Register's Office for Davidson County, Tennessee.

This is improved property known as 811 Kendall Dr., Nashville, TN 37209

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

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

WITNESS my hand this 25 day of June, 2024.

Xuan Du, also/now known as Sue Du

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, XUAN DU, ALSO/NOW KNOWN AS SUE DU, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25 day of June, 2024.

Notary Public

My Commission Expires: 3/3/25

NICHOLAS PERENICH, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This deed was prepared from information provided by the parties. No title search or survey was completed