Karen Johnson Davidson County
Batch # 1156300 DEEDQC
07/10/2024 09:44:21 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240710-0051627

This instrument was prepared by:
Brenda Rhoton Clark, Attorney
1224 Second Avenue South, Ste. 102
Nashville, TN 37210
615.649.6841

QUITCLAIM DEED

BRENDA CLARK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is a divorce settlement and is $0.00.
Subscribed and sworn to before me on this 9th day of July 2024.

Brenda Clark
Notary Public
My Commission Expires: 05-09-26

NEW OWNER:
Yik H. Ying
3417 Whitesail Court
Antioch, TN 37013

SEND TAX BILLS TO:
Churchill Mortgage Corporation
761 Old Hickory Blvd, Suite 400
Brentwood, TN 37027

MAP-PARCEL NUMBERS
150-16-0A/131.00

For and in consideration of divorce settlement and other good and valuable considerations, the receipt of which is hereby acknowledged, **WE, Yik H. Ying and Viseth Sieng, wife and husband**, hereinafter referred to as the grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Yik H. Ying**, hereinafter referred to as the grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 85 on the Final Plat of Windhaven Shores, Section Four of record in Instrument Number 20041222-0152517, Register's Office for said County, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Yik H. Ying and Viseth Sieng dated May 29, 2015 and recorded on June 2, 2015, by Deed from Adonijah Lesimba Bakari and Sybil Pruitt, filed for record on June 02, 2015, in Instrument Number 20150602-0051429, Register's Office for Davidson County, Tennessee.

Subject to Easements to Metropolitan Government of Nashville of record in Instrument No. 20020603-0066392 and 20030218-0020742, in the Register's Office for Davidson County, Tennessee.

Subject to By-Laws of record as Instrument No. 20030219-0021586, in the Register's Office for Davidson County, Tennessee.

Subject to Charter of Windhaven Shores HOA, Inc., of record as Instrument No. 20030228-0026797 in the Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record as Instrument No. 20030219-0021585 in the Register's Office for Davidson County, Tennessee.

Subject to the conveyance of Open Space of record in Instrument No. 20060724-0088808 and re-recorded as Instrument No. 2006124-0148906 in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the Plan of record as Instrument No. 20041222-0152517 in the Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

This instrument was prepared by:
Brenda Rhoton Clark, Attorney
1224 Second Avenue South, Ste. 102
Nashville, TN 37210
615.649.6841

This is improved property, known as 3417 Whitesail Court, Antioch, TN 37013.

Witness our hands this 9th day of July, 2024.

YIK H. YING

VISETH SIENG

BRENDA CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Yik H. Ying and Viseth Sieng, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the instrument for the purposes therein contained.

Subscribed and sworn to before me on this 9th day of July, 2024.

Brenda Clark
NOTARY PUBLIC

My Commission Expires: 05-09-2026

Return to:
Yik H. Ying
3417 Whitesail Court
Antioch, TN 37013