Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information
supplied by the parties

Karen Johnson Davidson County
Batch# 1172029 DEEDQC
08/19/2024 01:26:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240819-0063492

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Lin Tang and Ming Yan, Co-Trustees
Tang-Yan Family Revocable Living Trust
325 Starling Lane
Franklin, TN 37064

Send Tax Bills To:
New Owner

Map and Parcel No.
092160E01700CO

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Lin Tang and Ming Yan, husband and wife**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Lin Tang and Ming Yan, Co-Trustees, Tang-Yan Family Revocable Living Trust Agreement dated August 19, 2024** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 307 of The Adelicia, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Adelicia, a Condominium of record in Instrument Number 20060222-0020964, as amended and restated in Instrument Number 20071212-0143307 and further amended in Instrument Number 20090818-0077786 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon, the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in to said Master Deed.

Together with Parking Space Number 184, which is assigned as Limited Common Elements appurtenant to the above described Unit, as set forth and defined in the Master Deed.

Being the same property conveyed to **Lin Tang and Ming Yan, husband and wife**, by Warranty Deed dated July 1, 2019, from **Sandy An, unmarried**, recorded in Instrument No. 20190702-0064421, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **1920 Adelicia St., Unit 307, Nashville, TN 37212.**

(Legal description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 19th day of August 2024.

Lin Tang

Ming Yan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Lin Tang**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of August 2024.

Notary Public

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
8/10/2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Ming Yan**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of August 2024.

Notary Public

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
8/10/2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 19th day of August 2024.

Notary Public

My Commission Expires: 8/10/2027

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, **Russell T. Cook**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for recordation herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 19, 2024.

Affiant Signature

August 19, 2024

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 19th day of August 2024.

Notary's Signature

My Commission Expires: 9/23/24

Notary's Seal:

