QUITCLAIM DEED

JOSEPH YOUANES
Notary Public - State of Michigan
County of Macomb
My Commission Expires Jan 26, 2027

STATE OF ~~TENNESSEE~~ Michigan
COUNTY OF ~~DAVIDSON~~ Macomb

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.

Nathan Aaron Chan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 day of October, 2024.

Notary Public

MY COMMISSION EXPIRES: 1/26/2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2024-GTE-472

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Tong Han	Same as owner	09106031600
(NAME) 114 20th Ave South, Apt. 3	(NAME)	
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Nathan Aaron Chan,** (the "**Grantor**"), by these presents does hereby quitclaim, transfer and convey to **Tong Han, an unmarried woman**, (the "**Grantee**"), their successors and assigns, all his/her/their right, title, and interest in that certain property in Davidson County, Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance is made subject to any and all matters, restrictions, and/or easements of record. Grantor makes no representations or warranties whatsoever with respect to the title or condition of the Property.

This is improved property located at 5409 Kentucky Avenue, Nashville, TN 37209.

Karen Johnson Davidson County
Batch# 1194986 DEEDQC
10/17/2024 11:01:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241017-0080578

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed the 16 day of October, 2024.

GRANTOR:

Nathan Aaron Chan

Nathan Aaron Chan

Michigan

STATE OF [illegible])
COUNTY OF [illegible]) Macomb

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Nathan Aaron Chan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 16 day of October, 2024.

Notary Public Joseph Youanes

My Commission Expires: 1/26/2027

JOSEPH YOUANES
Notary Public - State of Michigan
County of Macomb
My Commission Expires Jan 26, 2027

Completed via Remote Online Notarization using 2 way Audio/Video technology.

EXHIBIT "A"

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 1316 of Block 182, Plan No. 1, West Nashville, as shown on plat of record in Plat Book 57, Pages 74 and 75, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed by Quitclaim Deed from Barney B. Regen to Blackacre Associates LLC, a Tennessee limited liability company as recorded on the 18th day of May, 2015 in Instrument No. 20150518-0045687; being a portion of Quitclaim Deed from Blackacre Associates LLC, a Tennessee limited liability company to Barney B. Regen as recorded on the 12th day of May, 2015 in Instrument No. 20150512-0043606; being a portion of Warranty Deed from Bruce Peery, an unmarried man to Blackacre Associates LLC, a Tennessee limited liability company as recorded on the 29th day of April, 2015 in Instrument No. 20150429-0038184 and being a portion of Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C. to Bruce Peery, Unmarried as recorded on the 1st day of April, 2010 in Instrument No. 20100401-0024349, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Nathan Aaron Chan and Tong Han, husband and wife from Blackacre Associates, LLC, a Tennessee limited liability company, by Warranty Deed dated October 13, 2015, of record in Instrument 201510150104911, Register's Office of Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, Caitlin McKeighen, 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 October 16, 2024.

Signature
Date: October 17, 2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 17th day of October, 2024 personally appeared before me, a notary public for the State aforesaid, Caitlin McKeighen, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025