THIS INSTRUMENT PREPARED BY: ***Yvette L. Meldrum, Attorney at Law*** **Mid-State Title & Escrow, Inc.** *Royal Oaks Trade Center* *128 Holiday Court, Suite 125* *Franklin, TN 37067* *(615) 790-3156* This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax-related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, Inc. shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax-related counsel. **This Instrument is to be treated as a Quitclaim Deed under T.C.A. § 67-4-409(a)(1)(D), as amended.** 2024-1684	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* Sworn to and subscribed to before me this 4 day of NOV. 2024. *Notary Public* *My commission expires:* 1-26-2025

Name and Address of New Owner:
Kok Hai Tan, Lea Wa Yap & Amos Zhenchun Tan
445 Cumberland Place
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1201017 DEEDQC
11/04/2024 09:55:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20241104-0085382

Send Tax Bills To:
CMG Mortgage Inc.
3160 Crow Canyon Road, Suite 400
San Ramon, CA 94583

Street Address of Subject Property:
1528 Yarra Street
Madison, TN, 37115

Parcel ID:
051-06-0C-010.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Kok Hai Tan and Lea Wa Yap, husband and wife**, hereinafter called **"GRANTOR,"** hereby conveys and quitclaims unto **Kok Hai Tan, Lea Wa Yap, husband and wife and Amos Zhenchun Tan, married** hereinafter called **"GRANTEES,"** their heirs and assigns, all of their right, title and interest, if any, in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Unit No. 10, as shown on Exhibit A-1 to the Declaration of Covenants, Conditions and Restrictions for The Yarra, a Horizontal Property Regime with Private Elements of record as Instrument No. 20210408-0046599 and amended in Instrument No. 20211104-0147768, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Kok Hai Tan, a married man, by warranty deed of Townhomes on Graycroft GP, a Tennessee General Partnership of record in Instrument #20230227-0013413, Register's Office, Davidson County, TN dated February 14, 2023, recorded February 27, 2023.

WITNESS my hand this 30th day of October, 2024.

Grantor – Kok Hai Tan

Grantor – Lea Wa Yap

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Kok Hai Tan and Lea Wa Yap, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that they/he/she, the within named bargainor, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, this 30th day of October, 2024.

NOTARY PUBLIC

My commission expires: 3-23-27

True Copy Certification

I, Yvette Meldrum, 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 Nov. 4, 2024.

Affiant Signature

Nov. 4, 2024

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 4 day of Nov. 2024.

Notary's Signature

MY COMMISSION EXPIRES: 1.26.25

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