This Instrument Prepared By and Returned To:
Kevin D. Montgomery, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson
Batch # 1222399
01/02/2025 09 44 21 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250102-0000087

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO	MAP & PARCEL:
Ildiko Fang 1025 Draughon Ave Nashville, TN 37204	SAME	104-01-2C-001 00

We, **FRED FANG AND ILDIKO FANG, HUSBAND AND WIFE,** do hereby quitclaim and by these presents do transfer and convey all of our right, title and interest unto **ILDIKO FANG,** in and to the following tract of land in Davidson County, Tennessee described as follows:

A certain townhome located in Davidson County, Tennessee, being Unit No B of 411 Theresa Avenue Townhomes, a Horizontal Property Regime with Private Elements, a Townhome Development established pursuant to the provisions of the Tennessee Horizontal Property Regime Act as the same is set out in Section 66-27-101., et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions, and Restrictions establishing 411 Theresa Avenue Townhomes, a Horizontal Property Regime of record in Instrument Number 20170104-0000799 and Amended in Instrument Number 20190403-0030202 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 in Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration

Being the same property conveyed to Fred Fang and Ildiko Fang, husband and wife, by Warranty Deed from Seanache Homes, Inc., a Nevada corporation, of record in Instrument No. 20190415-0033842, Register's Office for Davidson County, Tennessee.

Subject to all matters of record affecting the premises

This deed was prepared based on information provided by the parties and without the benefit of a title search.

This is improved property known as: 411 B Theresa Ave , Nashville, TN 37205

IN WITNESS WHEREOF, I have hereunto set my hand on this the 26 day of _____, 2024

Fred Fang

FRED FANG

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 Fred Fang, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal on this 26 day of November, 2024.

KEVIN D MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

Notary Public

My Commission Expires 10/4/27

ILDIKO FANG

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 Ildiko Fang, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal on this 26 day of November, 2024.

KEVIN D MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

Notary Public

My Commission Expires 10/4/27

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 26 day of November, 2024.

KEVIN D MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

Notary Public

My Commission Expires 10/4/27