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

Karen Johnson Davidson County
Batch # 1222399 DEEDQC
01/02/2025 09 44 21 AM 2 pgs
Fees $12 00 Taxes $0 00
20250102-0000088

# QUITCLAIM DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO | MAP & PARCEL: |
|---|---|---|
| Fred Fang, Trustee<br>1025 Draughon Ave<br>Nashville, TN 37204 | SAME | 104-01-2C-001 00 |

I, **ILDIKO FANG,** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **FRED FANG, TRUSTEE OF THE 411B THERESA TRUST UAD NOVEMBER 26, 2024,** 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 Ildiko Fang by Quitclaim Deed from Fred Fang and Ildiko Fang, husband and wife, of record in Instrument No _____, 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 26th day of November, 2024

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.

Notary Public

KELVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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

Notary Public

KELVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires 10/4/27