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
20250102-0000089

QUITCLAIM DEED

ADDRESS NEW OWNER.	SEND TAX BILLS TO:	MAP & PARCEL
Ildiko Fang, Trustee 1025 Draughon Ave. Nashville, TN 37204	SAME	172-03-0A-155.00

I, **FRED FANG, A MARRIED MAN,** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **ILDIKO FANG, TRUSTEE OF THE 1744 BOXWOOD TRUST UAD NOVEMBER 26, 2024,** in and to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No 73 on the Plan of Summit at the Woodlands, Phase 2, Cluster Lot Subdivision, as shown on the plat of record in Instrument #20170724-0074740, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Fred Fang by Warranty Deed from D&A Ventures, LLC, a Tennessee limited liability company, of record in Instrument No 20211221-0168210, 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. 1744 Boxwood, Nashville, TN 37211

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

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

Notary Public

KEVIN 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

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

My Commission Expires 10/4/27