Karen Johnson Davidson County
Batch# 1234146 DEEDQC
02/04/2025 02:33:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250204-0008516

THIS INSTRUMENT PREPARED BY:
VIRGINIA J. CONNELL
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Nashville, Tennessee 37201
(615) 341-0070

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The undersigned, after being duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled **Heather Cao Zuo, Plaintiff/Wife v. James Richard Pace, Jr., Defendant/Husband** in the Circuit Court for Davidson County, Tennessee at Nashville Docket No. 22D-1096, and that there was no consideration given for the transfer.

Affiant

Subscribed and sworn to before me, this 31 day of January, 2025.

Notary Public

My commission expires: 10.25.27

EMILY GENTRY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner As Follows:
James R. Pace, Jr.
917 Gilmore Avenue
Nashville, TN 37204

Send Tax Bills To:
New Owner

Map-Parcel Number:
118-01-0-287.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **HEATHER CAO ZUO** ("Grantor"), 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 of which is hereby acknowledged, hereby releases, remises, quitclaims and gives unto **JAMES RICHARD PACE, JR. a/k/a James R. Pace, Jr.**

("Grantee") all right, title and interest of the Grantor in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit A attached hereto.

The legal description is the same as in the previous deed of record.

This is improved property known as **917 Gilmore Avenue, Nashville, TN 37204.**

The subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 31 day of January, 2025.

GRANTOR:

Heather Cao Zuo

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HEATHER CAO ZUO**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposed therein contained.

WITNESS my hand, at office, this 31 day of January, 2025.

Notary Public

My Commission Expires: 11.25.26

EMILY GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 83 on the Plan of Montrose Place as of record in Book 57, page 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James R. Pace, Jr., unmarried, by deed from David G. Thompson and wife Kathryn I. Thompson, of record as Instrument No. 20110201-0008892, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Virginia J. Connell, 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 January 31, 2025.

Virginia J Connell
Affiant Signature

Date: Feb. 4, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 4th day of Feburary, 2025.

Notary's Signature

My Commission Expires: 10/17/2027

Notary's Seal

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY