AFTER RECORDING RETURN TO:
Realeo, Inc.
1320 Flynn Road, #201
Camarillo, CA 93012
File No. 23443

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Karen Johnson Davidson County
Batch# 1240297 DEEDQC
02/24/2025 02:26:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20250224-0013584

Tax ID No.: 136 06 0 020.00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 2 day of February, 2025, by and between YONG HSU, married, joined in execution by their spouse, LOUIE HSU and LINDA AUSTIN, unmarried, each owning a 1/2 undivided interest, residing at 104 Colony Point East, Nashville, TN 37217, hereinafter referred to as Grantor(s) and LINDA AUSTIN, unmarried, residing at 104 Colony Point East, Nashville, TN 37217, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 104 Colony Point East, Nashville, TN 37217

Being the same property conveyed to the Grantor(s) in a Deed recorded on 04/17/2018 under Instrument Number: 20180417-0036179 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

YONG HSU

LOUIE HSU

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, YONG HSU and LOUIE HSU the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson County, this 2 day of February, 2025.

Notary Public

My Commission expires: 05/05/2025

LEE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 05/05/2025

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Linda Austin
LINDA AUSTIN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, LINDA AUSTIN the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson, this 2 day of February, 2025.

Notary Public

My Commission expires: 05/05/2025

LEE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 05/05/2025

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Linda Austin
Affiant

Print Name: Linda Austin

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 2 day of February, 2025.

Notary Public
My Commission Expires: 05/05/2025

LEE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 05/05/2025

Name and address for person(s) responsible for taxes:

LINDA AUSTIN
104 Colony Point East
Nashville, TN 37217

Name and address of property owner:

LINDA AUSTIN
104 Colony Point East
Nashville, TN 37217

EXHIBIT "A"

LEGAL DESCRIPTION

THE FOLLOWING TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 352 ON THE PLAN OF PRIEST LAKE PARK, SECTION 5, AS OF RECORD IN PLAT BOOK 4460, PAGE 174, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

APN: 136 06 0 020.00

Being the same premises conveyed from CHRISTINE SLAUGHTER, ADMINISTRATRIX OF THE ESTATE OF REGINALD SLAUGHTER to YONG HSU AND LINDA AUSTIN, EACH OWING A 1/2 UNDIVIDED INTEREST in a deed dated 04/16/2018 and recorded date 04/17/2018 in Instrument Number 20180417-0036179 of the official records.

Tennessee Certification of Electronic Document

I, Alyssa Graham, 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 02/02/2025 (date of document).

Affiant Signature

02/02/2025
Date

State of PENNSYLVANIA

County of ALLEGHENY

Sworn to and subscribed before me this 2nd day of FEBRUARY, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 11-22-26

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Brynn Law, Notary Public
Beaver County
My commission expires November 22, 2026
Commission number 1429737