PREPARED BY:
Joshua G. Strickland
1300 Division Street, Suite 108
Nashville, TN 37203

Karen Johnson
Batch # 1259740
04/14/2025 12 17 55 PM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250414-0028079

Address New Owner and Send Tax Bills To:
JENNY LEE
1075 Riverwood Village Blvd.
Hermitage, TN 37076

Map & Parcel Nos.: 07-2-A-95.CO

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **YI SUN,** for and in consideration of -0- dollars and in accordance with the Marital Dissolution Agreement entered into on April 4, 2025, from the Divorce proceedings in the Circuit Court for Davidson County, Tennessee under docket number 25D-489, and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby bargain, sell, release, remise, quitclaim and convey unto **JENNY LEE (f/k/a "MAN LI")**, his heirs and assigns, all my right, title and interest in and to the following described real estate, to-wit:

LAND in Davidson County, Tennessee being Lot No. 95 on the Final Plat of Villages of Riverwood, Phase One, Section One, Revision One, of record in Instrument No 20080723-0075577 and in Instrument Number 20081105-0110185, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description. The aforesaid Plat of Record in Instrument No. 20080723-0075577 voided, vacated and superseded and the entire Plat entitled "Villages of Riverwood, Phase One, Section One" of record in Instrument No. 20080610-0059689 in said Register's office.

BEING THE SAME PROPERTY CONVEYED TO YI SUN AND WIFE, MAN LI BY WARRANY DEED FROM WILLIAM HAIRSTON AND DEADRA HAIRSTON DATED APRIL 23, 2013 RECORDED ON APRIL 25, 2013 IN INSTRUMENT NO. 20130425-0040905 SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved property known as 1075 RIVERWOOD VILLAGE BLVD, HERMITAGE, TN 37076.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 4TH day of APRIL, 2025.

YI SUN

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 **YI SUN**, 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 foregoing instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee, on this the 4TH day of APRIL, 2025

NOTARY PUBLIC

My Commission Expires 10/04/27.

JOSHUA G. STRICKLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm to the best of my knowledge, information and belief, this transfer is pursuant to divorce proceedings and is therefore exempt under T C A 67-4-409

AFFIANT YI SUN

Subscribed and sworn to before me this 4TH day of APRIL, 2025

NOTARY PUBLIC

My Commission Expires: 10/04/27

JOSHUA G. STRICKLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY