This instrument was prepared by:
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Dickinson Wright PLLC
424 Church Street, Suite 800
Nashville, Tennessee 37219

Karen Johnson Davidson County
Batch# 1264853 DEEDQC
04/24/2025 03:01:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250424-0031716

QUITCLAIM DEED

FROM: SHIN-TING HWANG, TRUSTEE FOR SHIN-LANG HWANG AND MEI HWANG, Grantor

TO: Jay Fu Tsay, Grantee

Address New Owner as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Tax Information
Jay Fu Tsay 5705 Red Oak Drive Nashville, TN 37205	Same	Parcel ID: 147-12 OC 004.00-CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The conveyance herein is by quitclaim and therefore the amount of tax due is controlled by Tennessee Code Annotated § 67-4-409(a)(1)(D). The actual consideration for this transfer is Zero Dollars ($0.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 23rd day of April, 2025.

DAVID W. HART
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WEAKLEY

Notary Public
My Commission Expires: 7/2/25

FOR AND IN CONSIDERATION OF valuable consideration, the receipt and sufficiency of which is hereby acknowledged, SHIN-TING HWANG, TRUSTEE FOR SHIN-LANG HWANG AND

MEI HWANG, Grantor ("Grantor") does hereby quitclaim unto JAY FU TSAY ("Grantee"), all of Grantor's right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Land"), together with all buildings, structures and other improvements of any and every nature located on the Land and all fixtures attached or affixed to the Land or to any such buildings, structures or other improvements (collectively with the Land, the "Property").

The Property is improved property known as 712 Caraway Lane, Nashville, Tennessee 37211.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Witness my hand this 23 day of April, 2025.

GRANTOR:

SHIN-TING HWANG, TRUSTEE FOR SHIN-LANG HWANG AND MEI HWANG

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Shin-Ting Hwang, a Notary Public of said County and State, SHIN-TING HWANG, TRUSTEE FOR SHIN-LANG HWANG AND MEI HWANG, 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, at Office in Nashville, Tennessee, this 23rd day of April, 2025.

DAVID W. HART
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WEAKLEY

Notary Public
My Commission Expires: 7/2/25

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Final Plat 356 Haywood Lane of record in Plat at Instrument No. 20230426-0030535, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to SHIN-TING HWANG, TRUSTEE FOR SHIN-LANG HWANG AND MEI HWANG, with full power to sell or convey by deed or mortgage without the joinder of any beneficiary, by Warranty Deed from AT2 HAYWOOD, LLC, a Delaware limited liability company, of record in Instrument No. 20250305-0016512, Register's Office for Davidson County, Tennessee, dated February 26, 2025 and recorded on March 5, 2025.

Tennessee Certification of Electronic Document

I, Deirdriu Coffman, 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 April 23, 2025 (date of document).

Deirdriu Coffman
Affiant Signature

April 24, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: My Commission Expires: May 5, 2025

NOTARY'S SEAL

