QUITCLAIM DEED

Karen Johnson
Batch # 1280018
05/30/2025 03 27 32 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250530-0042810

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF May, 2025

Notary Public

MY COMMISSION EXPIRES 6-8-27
(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

THIS INSTRUMENT WAS PREPARED BY
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Irene Ma	**Same as New Owner**	
(NAME)	(NAME)	**155-00-0-138.00**
11205 SE 77th Place		
(ADDRESS)	(ADDRESS)	
Newcastle, WA 98056		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **AARON MYERS AND IRENE MA, HUSBAND AND WIFE,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **IRENE MA, A MARRIED WOMAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Tract No. I
Being a parcel in the 9th Civil District of said County, on the north side of Poplar Creek Road, being a portion of a 3.5 acre tract of record in Book 1290, page 266, Register's Office for Davidson County, Tennessee, described according to a survey made by S.H. Hutchinson, Surveyor, as follows.

Beginning at an iron stake, the southwest corner of H.G. Hall land and the southeast corner of Robert L. Johnson 30.8 acre tract in Priscilla Cathey's north line; thence south 3 degrees west 53 feet to a point in the center of the Poplar Creek Road, thence with said road, as follows; South 87 degrees west 115.4 feet, south 84 degrees west 105 feet to a point in the said road, Earl Deal's northeast corner, in east line of Priscilla Cathey's 15 acre tract, thence with east line of said 15 acre tract north 15 degrees 97 feet to an iron stake in south line of Robert L. Johnson's 30.8 acre tract; Red Oak and Black Gum pointers, thence with Johnson's south line, south 86 degrees east 250.2 feet to the beginning containing .38 of an acre, more or less.

Tract No. II
Being in the 9th Civil District of said County, north and near the Poplar Creek Road, described according to a survey made by L.H. Hutchinson, dated October 9, 1965, as follows

Beginning at an iron stake, the southeast corner of Robert L. Johnson's 30.8 acre tract and H.C. Hall's southwest corner in north line of Priscilla Cathey's 3.5 acre tract, thence north 86 degrees 30 minutes west

250.2 feet to an iron stake in Johnson's south line, the north corner between Priscilla Cathey's two tracts, Red Oak and Black Gum pointer; thence north 4 degrees east 150 feet to an iron stake, hickory pointer; thence south 88 degrees 30 minutes east 250 feet to an iron stake in H.C. Hall's west line, thence with said line, south 3 degrees west 165 feet more or less to the point of beginning, containing .90 acre, more or less.

Being the same property conveyed to Aaron Myers and Irene Ma, husband and wife, by Warranty deed from Wendy S. Day, a married person, of record in Instrument No. 20150824-0084873, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **8484 Poplar Creek Road, Nashville, Tennessee 37221**.

Witness my/our hand(s) this the 8 day of May, 2025.

Aaron Myers

Irene Ma

STATE OF Washington
COUNTY OF King

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AARON MYERS and IRENE MA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 08 day of May, 2025.

Notary Public
My Commission Expires. 01/12/2027
(SEAL)

KEVIN LI
Notary Public
State of Washington
Commission # 23000243
My Comm. Expires Jan 12, 2027

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212