This instrument was prepared by.
Jacqueline B. Dixon
Lewis Thomason, P.C.
424 Church Street
Suite 2500
Nashville, TN 37219

Karen Johnson Davidson County
Batch # 1298181 DEEDQC
07/16/2025 11 35 00 AM 2 pgs
Fees $12 00 Taxes $0 00
20250716-0056157

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO..
Ly-Chin Sung 428 Moss Creek Court Bellevue, TN 37221	Same	142-07-0-B-008.00

STATE OF TENNESSEE]
COUNTY OF Davidson]

The actual consideration for this transfer is Zero Dollars ($0.00)

LY-CHIN SUNG

JACQUELINE B. DIXON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SWORN TO AND SUBSCRIBED before me this 16th day of July 2025.

NOTARY PUBLIC
My Commission Expires: March 8, 2028

This transaction is exempt from realty transfer tax pursuant to Tenn. Code Ann. §67-4-409(a)(1)(C)(i)(a), Yu-Te Sung, by his attorney-in-fact Fanny Sung Whelan, has bargained and sold, and by these presents does transfer, quitclaim, and convey unto the said Ly-Chin Sung, her heirs, successors, and assigns, all his right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Moss Creek Plantation, of record in Book 6900, page 428, Register's Office for said County, as amended in Book 6900, page 455, Register's Office for said County, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Yu-Te Sung and wife, Ly-Chin Sung, as tenants by the entireties, by Quitclaim Deed from Yu-Te Sung, Ly-Chin Sung, Fanny E Whelan (f/k/a Fanny E. Sung), Barbara M. Blackwell (f/k/a Barbara M. Sung) and Marianne Sung, dated June 12, 2020, of record in instrument No. 20200619-0064983, Register's Office for Davidson County, Tennessee, recorded on June 19, 2020

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

This property is quitclaimed subject to 1) Restrictive Covenants of record in Book 7369, Page 413 as amended in Book 7470, Page 130, Register's Office for said County, 2) all matters appearing on the Plan of record in Book 6900, Page 428 as amended in Book 6900, Page 455, said Register's Office and 3) such limitations, restrictions and encumbrances as may affect the premises including all matters of record in said Register's Office

This is improved property known as 428 Moss Creek Court, Bellevue, Tennessee 37221.

JACQUELINE B DIXON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

FANNY SUNG WHELAN
Attorney-in-fact for YU-TE SUNG

STATE OF TENNESSEE]
COUNTY OF Davidson]

Personally appeared before me, Jacqueline B. Dixon, a Notary Public in and for said County and State, the within named FANNY SUNG WHELAN, Attorney-in-fact for YU-TE SUNG, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of ~~June~~ July 2025

NOTARY PUBLIC

My Commission Expires. March 8, 2028

Disclaimer

Preparer of this document makes no warranties as to title on the property herein conveyed. This deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished.