Karen Johnson Davidson County
Batch# 1301757 DEEDQC
07/24/2025 10:07:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20250724-0058477

Record and Return Mail To:
This Instrument Prepared By
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Fang Zu Shiao and Lihbin Shiao, Co-Trustees Shiao Family Revocable Living Trust 705 Mohawk Drive Nashville, TN 37205	New Owner	11502003000

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Wen Tsai Shiao and wife, Fang-Zu Shiao,** ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Fang Zu Shiao and Lihbin Shiao, Co-Trustees, Shiao Family Revocable Living Trust Agreement dated November 25, 2024** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Being Lot No. 175 on the Plan of Crest Meade Subdivision, Section 3, as of record in Book 2331, Page 150.

Said Lot No. 175 fronts 98 feet on the northerly margin of Mohawk Drive and extends back between lines 256.3 feet on the westerly line and 197.8 feet on the easterly line, to a dead line in the rear on which it measures 161 feet

Being the same property conveyed to **Wen Tsai Shiao and wife, Fang-Zu Shiao**, by Warranty Deed dated November 28, 1975, from **Walter A. Eaves and wife, Dorothy B. Eaves**, recorded in Book 4975, Page 416, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as **705 Mohawk Drive, Nashville, TN 37205.**

Fang-Zu Shiao and **Fang Zu Shiao** are one and the same person

(Legal description from prior deed of record)

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 27th day of June 2025.

Lih L

Lihbin Shiao in behalf of Wen Tsai Shiao as Attorney-in-Fact under Durable Power of Attorney recorded in Instrument No. 20250723-0058235, Davidson County, Tennessee.

Lih L

Lihbin Shiao in behalf of Fang-Zu Shiao as Attorney-in-Fact under Durable Power of Attorney recorded in Instrument No. 20250723-0058233 Davidson County, Tennessee.

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Lihbin Shiao in behalf of Wen Tsai Shiao as Attorney-in-Fact under Durable Power of Attorney recorded in Instrument No. _____, Davidson County, Tennessee**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this __ day of _____ 20___

_____
Notary Public

My Commission Expires. _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Lihbin Shiao in behalf of Fang-Zu Shiao as Attorney-in-Fact under Durable Power of Attorney recorded in Instrument No. _____, Davidson County, Tennessee**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this __ day of _____ ____ 20__ .

_____
Notary Public

My Commission Expires: _____

STATE OF _____
COUNTY OF _____

The actual consideration for this transfer is Zero Dollars ($0).

_____
Affiant

Sworn to and subscribed to before me, this the 27th day of June 2025.

_____
Notary Public

My Commission Expires: 03/19/2029

CALIFORNIA CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Alameda)

On June 27, 2025 before me, Monique Highbaugh, Notary Public.
(here insert name and title of the officer)

personally appeared Linbin Lee Shiao

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Monique L. Highbaugh

MONIQUE HIGHBAUGH
COMM. #2514381
Notary Public - California
Alameda County
My Comm. Expires Mar. 14, 2029

(Seal)

Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of No consideration no title search Quit Claim Deed

containing _____ pages, and dated _____

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
- ☐ Attorney-in-Fact
- ☐ Corporate Officer(s) _____ Title(s)
- ☐ Guardian/Conservator
- ☐ Partner - Limited/General
- ☐ Trustee(s)
- ☐ Other: _____

representing: _____ Name(s) of Person(s) or Entity(ies) Signer is Representing

Method of Signer Identification

Proved to me on the basis of satisfactory evidence
○ form(s) of identification ○ credible witness(es)

Notarial event is detailed in notary journal on
Page # _____ Entry # _____

Notary contact _____

Other

☐ Additional Signer(s) ☐ Signer(s) Thumbprint(s)

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CALIFORNIA CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Alameda)

On June 27, 2025 before me, Monique Highbaugh, Notary Public,
(here insert name and title of the officer)

personally appeared Linbin Lee Shiao,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Monique Highbaugh

MONIQUE HIGHBAUGH
COMM. #2514381
Notary Public - California
Alameda County
My Comm. Expires Mar. 14, 2029

(Seal)

Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of No consideration no title search Quit Claim Deed,

containing _____ pages, and dated _____

The signer(s) capacity or authority is/are as.

- ☐ Individual(s)
- ☐ Attorney-in-Fact
- ☐ Corporate Officer(s) _____ Title(s)
- ☐ Guardian/Conservator
- ☐ Partner - Limited/General
- ☐ Trustee(s)
- ☐ Other _____

representing: _____ Name(s) of Person(s) or Entity(ies) Signer is Representing

Method of Signer Identification

Proved to me on the basis of satisfactory evidence

○ form(s) of identification ○ credible witness(es)

Notarial event is detailed in notary journal on

Page # _____ Entry # _____

Notary contact _____

Other _____

☐ Additional Signer(s) ☐ Signer(s) Thumbprint(s)

☐ _____

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CALIFORNIA JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Alameda)

Subscribed and sworn to (or affirmed) before me on this 27th day of June, 2025, by Linbin Lee Shiao,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

MONIQUE HIGHBAUGH
COMM. #2514381
Notary Public - California
Alameda County
My Comm. Expires Mar. 14, 2029

(Seal)

Signature Monique Highbaugh

Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this jurat to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

This certificate is attached to a document titled/for the purpose of

NO Consideration NO title search
Quit Claim Deed

containing _____ pages, and dated _____

Additional Information

Method of Affiant Identification

Proved to me on the basis of satisfactory evidence.
○ form(s) of identification ○ credible witness(es)

Notarial event is detailed in notary journal on
Page # _____ Entry # _____

Notary contact _____

Other

☐ Affiant(s) Thumbprint(s) ☐ Describe

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Certificate of Authenticity

I, **Josh Tillman,** 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 June 29, 2025.

Affiant Signature

July 22, 2025

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 22nd day of July 2025.

Notary's Signature

My Commission Expires: 8/19/28

Notary's Seal:

