THIS INSTRUMENT PREPARED BY: ***Yvette L. Meldrum, Attorney at Law*** **Mid-State Title & Escrow, Inc.** *Royal Oaks Trade Center* *128 Holiday Court, Suite 125* *Franklin, TN 37067* *(615) 790-3156* This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax-related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, Inc. shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax-related counsel. **This Instrument is to be treated as a Quitclaim Deed under T.C.A. § 67-4-409(a)(1)(D), as amended.** CDF-REFI	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* Sworn to and subscribed to before me this 1 day of August 2025. *Notary Public* *My commission expires:* 10·25·26

MEGAN CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-25-2026

Name and Address of New Owner:
Kok Hai Tan and Lea Wa Yap
515 Cedar Drive
Nashville, TN 37211

Karen Johnson Davidson County
Batch# 1309962 DEEDQC
08/13/2025 03:40:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250813-0064588

Send Tax Bills To:
Kok Hai Tan and Lea Wa Yap
515 Cedar Drive
Nashville, TN 37211

Street Address of Subject Property:
515 Cedar Drive
Nashville, TN 37211

Parcel ID:
162-09-0-147.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Amos Zhenchun Tan, married**, hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **Kok Hai Tan and Lea Wa Yap, husband and wife,** hereinafter called "**GRANTEES,**" his/her/their heirs and assigns, all of his/her/their right, title and interest, if any, in and to a certain tract or parcel of land in County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 49B on the Plan of Zone Lot Division, Lot Nos. 45, 46, 48 and 49, Revised Section Six, Cedarwood Estates of record in Plat Book 6250, Page 517, 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 Amos Zhenchun Tan, unmarried, Kok Hai Tan and Lea Wa Yap, husband and wife, as joint tenants with rights of survivorship by Warranty Deed from Sandra M. Salins, as Trustee of the Sandra M. Salins Revocable Trust Agreement dated June 3,

2013 of record in Instrument No. 20211207-0161960, Register's Office for Davidson County, Tennessee, dated November 30, 2021 and recorded on December 07, 2021.

WITNESS my hand this 1st day of August, 2025.

Grantor –Amos Zhenchun Tan

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Amos Zhenchun Tan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that they/he/she, the within named bargainor, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, this 1st day of August, 2025.

NOTARY PUBLIC

My commission expires: 3-23-27

True Copy Certification

I, Yvette Meldrum, 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 Aug. 1, 2025.

Affiant Signature

Aug. 1, 2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 1 day of August 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10-25-26