Karen Johnson Davidson County
Batch# 1340782 DEEDQC
10/31/2025 01:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251031-0086860

QUITCLAIM DEED

STATE OF TENNESSEE
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 30 DAY OF Oct., 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

MM 25 QCD 537

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mago Wu	**Same As New Owner**	
(NAME)	(NAME)	**161-11-94**
537 Tobylynn Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37011		
(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, **MAGO WU, A WIDOW,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **MAGO WU, A WIDOW,** 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:

Land in Davidson County, Tennessee, being Lot No. 294 on the Plan of Huntington Park, Section Four, as of record in Plat Book 4460, page 74, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Mago Wu and husband, Shih-Chun Sung by Warranty Deed from Brian Woods and wife, Sherry Woods dated November 15, 2000 and record in Instrument Number 20001117-0114226, Register's Office for Davidson County, Tennessee.

The said Shih-Chun Sung having been legally declared dead by Order of the Court entered February 5, 2020 in the Probate Court, County of Davidson, Tennessee at Nashville,Docket No. 17P1456 and recorded in Instrument 20220316-0030833, Register's Office for Davidson County, Tennessee, and subject property having vested in Mago Wu, surviving tenant by the entirety..

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: **537 Tobylynn Drive, Nashville, Tennessee 37011**.

Witness my/our hand(s) this the 30 day of Oct., 2025

Mago Wu

Mago Wu

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 25 day of October, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/22/2029
DAVIDSON COUNTY

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

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Margaret R Means, 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 10/30, 2025.

Affiant Signature

Date 10/30/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of October, 2025.

Notary Signature

MY COMMISSION EXPIRES: 03/16/26

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY