Karen Johnson Davidson County
Batch# 1371670 DEEDQC
01/22/2026 10:28:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260122-0005224

Prepared from information provided by the parties hereto without the benefit of a title search or title insurance. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

ADDRESS NEW OWNER:	CHUNG FANG LLC 804 Franklin Street Hinsdale, IL 60521
SEND TAX BILLS TO:	New Owner
MAP-PARCEL NOS.	051060C03100CO

Prepared by:	Mary Kathryn Charlton, Attorney at Law Cindy S. Smith, P.C. Post Office Box 292004 Nashville, TN 37229

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, **Fei Fang Smawley, a married woman,** (herein "Grantor") by these presents do hereby quitclaim and convey unto **CHUNG FANG LLC, an Illinois limited liability company,** (herein "Grantee") its successors and assigns, all of my interest in the following described tract or parcel of land in **Davidson** County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. 31, The Yarra, a Horizontal Property Regime with Private Elements as shown in the Declaration of Covenants, Conditions and Restrictions for The Yarra, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210408-0046599, as amended by First Amendment recorded in Instrument No. 20211104-0147768, 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 Fei Fang Smawley, a married woman, and Ki Man Cheung, a married man, as joint tenants with rights of survivorship, husband and wife, from Townhomes on Graycroft, GP, a Tennessee general partnership, by Warranty Deed recorded on February 6, 2023, in Instrument No. 20230206-0008628, Register's Office for Davidson County, Tennessee.

This property has never been used as a marital residence by the Grantor and is not subject to any marital interest therein.

NOTE: Grantor states that Ki Man Cheung has never been the spouse of Grantor.

This is improved property commonly known as 1539 Yarra Street, Madison, TN 37115.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall include reference to the appropriate gender.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 2 day of January 2026.

X _____
Fei Fang Smawley

STATE OF ILLINOIS
COUNTY OF WILL

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Fei Fang Smawley, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal at office this 2 day of January 2026.

_____
Notary Public
My Commission Expires: 6-14-26

OFFICIAL SEAL
JEFFREY A CARLEVATO
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 06/14/2026

STATE OF ILLINOIS
COUNTY OF WILL

The actual consideration for this transfer is $0.00. See attached

X _____
Fei Fang Smawley, Affiant

Subscribed and sworn to before me this 2 day of January 2026.

_____
Notary Public
My Commission Expires 6-14-26

OFFICIAL SEAL
JEFFREY A CARLEVATO
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 06/14/2026

STATE OF WILL ILLINOIS
COUNTY OF WILL

The actual consideration for this transfer is $0.00.

Fei Fang Smawley, Affiant

Subscribed and sworn to before me this 8 day of JANUARY 2026.

Notary Public
My Commission Expires 6-14-26

OFFICIAL SEAL
JEFFREY A CARLEVATO
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 06/14/2026

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith (print name), do hereby make oath that I am 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 January 8, 2026 (date of document).

Signature of above

1/12/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of January, 2026.

Notary

MY COMMISSION EXPIRES:

KIMBERLY J. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 3, 2026