Prepared by:
Lisa Webb, Esq.
5505 Edmondson Pike, Suite 11
Nashville, Tennessee 37211

Map & Parcel No.:
042-07-0/116.00

This firm did not conduct a title search, issue a title opinion letter, or issue the title insurance regarding the sale of this property.

QUITCLAIM DEED

THIS INSTRUMENT was made and entered into this 29 day of Sept, 2020, by and between:

SET KONG YAU ("Grantor") and SET KONG YAU and JING YUAN LI ("Grantees"), to whom will hold title in fee simple.

IN CONSIDERATION of the sum of One Dollar ($1.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby convey, transfer, remise, release, relinquish, and quitclaim unto Grantee and Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to the following described improved real property known as 647 Heritage Drive, Madison, Tennessee 37115, described as follows:

> Lying in the 11th Civil District of Davidson County, Tennessee, and being shown as Lot Number 13 on the Plan of Heritage Village, Section 2, a plat of which is recorded in Book 4460, Page 160, Register's Office for said County, to which said plan reference is here made for a more complete legal description.
>
> Being the same property conveyed unto Set Kong Yau, unmarried, by Warranty Deed from Chris Smith nka Chris Blanton and husband Gene A. Blanton, dated May 8, 2001, of record in Instrument No. 20010510-0048654, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed unto Chris Smith, divorced, by Warranty Deed from James M. Fischer, Jr., dated May 22, 1975, recorded May 27, 1975, in Book 4915,. Page 648, of the Register's Office for Davidson County, Tennessee; with Deed of Correction in Book 4944, Page 504, of the same Office. The said Chris Smith and Chris Blanton being one and the same person.

Karen Johnson
Batch # 1420047
05/14/2026 08:36:31 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20260514-0043310

Name and Address of New Owner:
Set Kong Yau and Jing Yuan Li
647 Heritage Drive
Madison, Tennessee 37115

Name and Address of Entity Responsible
For Payment of Real Property Taxes:
Set Kong Yau and Jing Yuan Li
647 Heritage Drive
Madison, Tennessee 37217

WITNESS MY HAND this the 29 day of September, 2020.

SET KONG YAU, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, SET KONG YAU, personally appeared and executed the foregoing instrument for the purpose described therein.

WITNESS my hand and seal, this 29th day of September 2020.

[SEAL] JENNA FECI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 11/6/2023

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 0.

Affiant

Subscribed and sworn before me, this 11 day of May, 2026

Notary

LAURYN BOGLE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 11-25-2028