# QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1429763 DEEDQC
06/09/2026 11:07:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260609-0051949

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: May 8, 2028
(AFFIX SEAL)

Andrew Suzore
State of Tennessee Notary Public
Davidson County

**THIS INSTRUMENT WAS PREPARED BY:**
**Venture Law, PLLC**
**1104 Fatherland St.**
**Nashville, TN 37206**

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Marian Andreescu** | **Same as New Owner** | |
| **124 S 17th Street** (ADDRESS) | (NAME) | **092-04-0-252.00** |
| **Nashville, TN 37206** (CITY) (STATE) (ZIP) | (ADDRESS) (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **AMANDA LEUNG,** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **MARIAN ANDREESCU,** ("GRANTEE") HIS HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

**BEING LOT NO. 4 AND THE NORTHERLY 4 FEET OF LOT NO. 3 IN JOHNSON'S BRANSFORDS SUBDIVISION OF 3 PARTS OF LOT 158 OF JUDGE MCNAIRY'S MANSION HOUSE TRACT, OF RECORD IN BOOK 161, PAGE 146, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH RECORD REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION THEREOF.**

**SAID LOT NO. 4 AND PART OF LOT NO. 3 ADJOIN AND FRONT TOGETHER 39 FEET ON THE EAST SIDE OF MORRISON STREET AND EXTENDS BACK EASTERLY BETWEEN PARALLEL LINES 136 FEET, MORE OR LESS TO AN ALLEY.**

**BEING THE SAME PROPERTY CONVEYED TO AMANDA LEUNG, AN UNMARRIED WOMAN, BY QUITCLAIM DEED FROM MARIAN ANDREESCU, AN UNMARRIED MAN DATED DECEMBER 27, 2021, AND FILED FOR RECORD ON JANUARY 3, 2022 AS INSTRUMENT NO. 20220103-0000604, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

**THIS BEING IMPROVED PROPERTY MORE COMMONLY KNOWN AS 906 MORRISON STREET, NASHVILLE, TN 37208.**

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the 22nd day of May, 2026.

AMANDA LEUNG

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Amanda Leung, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of May, 2026.

Notary Signature

My commission expires: May 8, 2028



Certificate of Authenticity

I, Andrew Suzave, 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 May 22, 2026.

Date

Affiant Signature

June 8, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of June, 2026.

Notary's Signature

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

My Commission Expires: _____

Date

Notary's Seal (if on paper)