Karen Johnson
Batch # 1445912
07/14/2026 11:49:08 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260714-0063468

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 GRACE HSIAOPEIWANG YU, AFFIANT Subscribed and sworn to before me, this 9th day of July 2026. NOTARY PUBLIC My Commission Expires: 01/22/30

MARIA GUILLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 22, 2030

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
GRACE HSIAOPEIWANG YU, TRUSTEE 2523 Sunset Place Nashville, Tennessee 37212	New Owner	Map and Parcel No.: 104-15-0-110.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, **Grace Hsiaopeiwang Yu, unmarried**, ("Grantor") do hereby quitclaim, transfer and convey unto **Grace Hsiaopeiwang Yu, Trustee of the Grace Hsiaopeiwang Yu Revocable Trust, dated July 9, 2026**, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 2523 Sunset Place, Nashville Tennessee 37212, and more particularly described as follows:

Land in Davidson County, Tennessee, being the Westerly part of Lot No. 23 on the Map of Sunset Park Subdivision, Part of Lot No. 1 and Whole of Lot No. 2, as of record at Plat Book 332, Page 132, Register's Office for said County, described as follows:

Said Westerly part of said Lot No. 23 fronts 48.0 feet on the Southerly margin of Sunset Place (formerly "B" Street or Turner Avenue) and extends back between lines measuring 160 feet, more or less, thereon to a dead line in the rear, also being the Northerly line of Lot No. 6 of said subdivision, on which it measures 40.0 feet.

Being the same property conveyed to Grace Hsiaopeiwang Yu, unmarried, from Lawrence J. Okuneff and wife, Peggy J. Okuneff, by Warranty Deed recorded in the Register's Office of said county and state as Instrument No. 20221014-0112739.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 9th day of July 2026.

Grace Hsiaopeiwang Yu, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Grace Hsiaopeiwang Yu,** the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 9th day of July 2026.

Notary Public

My Commission Expires: 01/22/30

MARIA GUILLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 22, 2030