Karen Johnson Davidson County
Batch# 1462781 DEEDQC
08/21/2026 03:18:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260821-0078178

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 14 day of August 2026

Notary Public

My Commission expires 4/29/30

JENNIFER CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 4/29/2030

NAME AND ADDRESS OF PROPERTY OWNER:
Christer Bell and Wah Leh
245 Willow Ln
Nashville, TN 37211

SEND TAX BILLS TO:
Christer Bell and Wah Leh
245 Willow Ln
Nashville, TN 37211
MAP AND PARCEL NUMBER: 14801005500

QUITCLAIM DEED

26NT01558

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Bi Koh, married and Christer Bell, unmarried, tenants in common with rights of survivorship

By these presents do remise, release and **QUITCLAIM** unto

Christer Bell and Wah Leh Leh Wau, tenants in common with rights of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY**, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Hillbrook, Section 2 of record in Plat Book 3300, Page 12, in the 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 Bi Koh, married and Christer Bell, unmarried, tenants in common with rights of survivorship from Htoo Eh and Mu Dah, husband and wife, by Warranty Deed dated 10/13/2022 and recorded 10/18/2022 in Instrument No. 20221018-0113828, Register's Office of said County.

Being the same property conveyed to Htoo Eh and Mu Dah, husband and wife as joint tenants with full rights of survivorship by Warranty deed from Marla Alice Norman, Executrix of the Estate of Bessie R. Garrison of record in Instrument No. 20101026-0085714 Register's Office for Davidson County, Tennessee, dated October 23, 2010 and recorded on October 26, 2010.

This is an improved property commonly known as: 245 Willow Lane, Nashville, TN 37211-4942

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

Witness our hands this 14 day of August, 2026.

YURI LOPEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Christer Bell

State of TN }
County of Davidson }

Subscribed and sworn to before me this 14 day of August, 2026

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Christer Bell,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14 day of August, 2026

Notary Public

My Commission expires: 7/22/30.

YURI LOPEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Wah Leh Leh Wau

State of TN }
County of Davidson }

Subscribed and sworn to before me this 14 day of August, 2026

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Wah Leh Leh Wau,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14 day of August, 2026.

Notary Public

My Commission expires: 7/22/30.

Bi Koh

Bi Koh

State of TN }
County of Davidson }

Subscribed and sworn to before me this 14 day of August, 2021

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Bi Koh,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14 day of August, 2021.

Notary Public

My Commission expires: 7/22/30.

YURI LOPEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Justin Foster 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 8-14-26 (date of document).

Affiant Signature

8-14-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14 of Aug ,26.

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027