Karen Johnson Davidson County
Batch# 1485381 DEEDQC
10/16/2026 03:16:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20261016-0095262

This instrument was prepared by:
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, Tennessee 37204

X-0738

Quitclaim Deed

Address New Owners as follows:	Send Tax Bills to:	Map and Parcel Numbers:
Phil Yan and Mary Sha 247 Northcrest Commons Circle Nashville, TN 37211	Phil Yan and Mary Sha 247 Northcrest Commons Circle Nashville, TN 37211	16104000300

For good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned,

Phil Yan,

hereinafter called the Grantor, has quitclaimed, and by these presents does hereby convey unto

Phil Yan and Mary Sha, husband and wife,

hereinafter called the Grantees, their heirs, successors, and assigns, all of the Grantor's interest in and to a certain tract or parcel of land (the "Property") in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 15, on the Plan of Whispering Hills Annex of record in Book 2331, page 133, and amended in Book 3533, page 475, Register's Office for Davidson County, Tennessee.

Said Lot No. 15, which is a corner lot, fronts 81.6 feet on the northerly margin of Tusculum Road and fronts 99.8 feet on the westerly margin of Hasty Drive, said frontages being joined by a curve having a length of 39.4 feet, and extends back 108.0 feet on the northerly line and 124.3 feet on the westerly line to a point of intersection.

Being the same property conveyed to Phil Yan, unmarried, by Warranty Deed dated July 23, 2003, of record as Instrument Number 20030804-0109754 in the Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as: **5025 Hasty Drive, Nashville, TN 37211.**

This conveyance is subject to such restrictions, encumbrances, and easements as may appear of record.

The purpose of this Quitclaim Deed is to transfer any interest that the Grantor may have in the Property to the Grantees. Grantor has married since acquiring the Property and desires for the title to reflect ownership vested in himself and his wife as tenants by the entirety.

This instrument has been prepared using information provided by the parties, and the preparer has not conducted any title examination independent from the title materials supplied by the parties. The legal descriptions above are the same as the descriptions contained in the prior deeds referenced herein. The preparer makes no warranties or representations regarding the status of title to the property.

[Signatures appear on the following page.]

Signature Page – Quitclaim Deed

Witness our hands this 16th day of October, 2026.

By: _____
Phil Yan

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Phil Yan**, with whom I am personally acquainted or whose identity was proven to me with satisfactory evidence, and who upon oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of October, 2026.

_____
Notary Public
My commission expires: 5/8/29

STEPHANIE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

The actual consideration for this transfer is $-0-.

_____
Affiant

Subscribed and sworn to before me this 16th day of October, 2026.

_____
Notary Public
My commission expires: 5/8/29

STEPHANIE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I, Christy Tesch, 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 16th day of October, 2026.

Date: 16th day of October, 2026

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 16th day of October, 2026.

STEPHANIE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My commission expires: 5/8/29