Davidson County DEEDQC
Recvd: 12/09/11 13:35 3 pgs
Fees:17.00 Taxes:0.00
20111209-0096279

**This instrument prepared by & send tax bills to:**
Xiaobing Ma and Qiufang Cheng
7152 Forrest Oaks Drive
Nashville, TN 37221

**Quitclaim Deed**

**KNOW ALL MEN BY THESE PRESENTS,** that **QIUFANG CHENG AND HUSBAND XIAOBING MA,** of 7152 Forrest Oaks Drive, Nashville, TN 37221, hereinafter called GRANTOR for valuable consideration paid, does hereby remise and release, quitclaim and convey all of his/her/their right, title and interest unto, **XIAOBING MA AND QIUFANG CHENG, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY,** of 7152 Forrest Oaks Drive, Nashville, TN 37221, hereinafter called GRANTEES, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 4 ON THE PLAN OF REVISION ONE TO FINAL PLAT OF THE POPLAR CREEK ESTATES, PHASE III, SECTION "A", SUBDIVISION, A PLANNED UNIT DEVELOPMENT, AS OF RECORD IN PLAT BOOK 7900, PAGE 696, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAT REFERENCE IS MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

THIS CONVEYANCE IS SUBJECT TO: (1) ALL RESTRICTIONS OF RECORD; (2) ALL EASEMENTS OF RECORD; (3) ALL VISIBLE EASEMENT; (6) ALL MATTERS APPEARING ON THE PLAN OF RECORD;(5) ALL APPLICABLE GOVERNMENTAL AND ZONING REGULATIONS.

PARCEL ID: 155-07-0-A-002.00-CO

THIS BEING THE SAME PROPERTY CONVEYED TO QIUFANG CHENG, AND HUSBAND XIAOBING MA FROM COLLEEN GALAMBOS, AND HUSBAND, DOUGLAS WAYNE GROVE, IN A DEED DATED SEPTEMBER 10, 2003, AND RECORDED SEPTEMBER 15, 2003, IN INSTRUMENT NO: 20030915-0135215.

Property Commonly Known As: 7152 Forrest Oaks Drive, Nashville, TN 37221



X.M
Q.C

**IN TESTIMONY WHEREOF** I/We have executed this instrument of the 2nd day of November, 2011.

Xiaobing Ma
**XIAOBING MA**

Qiufang Cheng
**QIUFANG CHENG**

VIVIAN B. COTHRAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: MAY 8, 2012

**STATE OF TENNESSEE**

**COUNTY OF DAVIDSON**

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared, Xiaobing Ma & Qiufang Cheng, whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee on this date of November 2, 2011.

Vivian B. Cothran
Notary Public
My Commission Expires: May 8, 2012

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is: $0.00.

Xiaobing Ma
Affiant Qiufang Cheng

Subscribed and sworn to before me this the 2nd day of November, 2011.

Vivian B. Cothran
Notary Public
My Comm. Expires: May 8, 2012



VIVIAN B. COTHRAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: MAY 8, 2012

# True Copy Certification

I, LEANNE RUTTER, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of RHODE ISLAND

County of NEWPORT

Personally appeared before me, MEAGAN CINCOTTA, a notary public for this county and state, LEANNE RUTTER a] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/16/14
Notary' Seal (if on paper)

