THIS INSTRUMENT WAS PREPARED BY:
LISA MILLICAN EWING, ESQ
222 SECOND AVENUE, NORTH, SUITE 419
NASHVILLE, TENNESSEE 37201
FROM INFORMATION FURNISHED BY THE PARTIES

BILL GARRETT, Davidson County
Trans:T20120040415 DEEDQC
Recvd: 06/01/12 13:54 2 pgs
Fees:12.00 Taxes:0.00
20120601-0047774

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is *$0.00.*

Ai Yang/Affiant/Grantee

Subscribed and sworn to before me on this 1st day of June, 2012.

NOTARY PUBLIC
My commission expires: 11-04-2015

MICHELLE WILLIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel
Ai Yang	Countrywide Home Loans, Inc.	
1117 Wyntergrace Farm Court	2021 N. Gallatin, Rd. Ste.280	06408A00500CO
Old Hickory, TN ~~37076~~ 37138	Madison, TN 37115	

QUITCLAIM DEED

WHEREAS, Ai Yang ("Grantee") and Dutan Jiang ("Grantor") are former spouses and are divorced; and this is a non taxable transfer of marital property under a Final Decree of Divorce;

WHEREAS, Grantor has agreed to quitclaim all of his right, title and interest in and to the tract of land herein below.

NOW, THEREFORE, for and in consideration of the promises and agreements in the Marital Dissolution Agreement and Final Decree of Divorce and which is hereby acknowledged, Dutan Jiang, the Grantor, does hereby convey, remise, release and forever quitclaim unto Ai Yang, the Grantee, her heirs and assigns, all of his right, title and interest in and to the following described improved real estate having an address of 1117 Wyntergrace Farm Court, Old Hickory, Davidson County, Tennessee 37076:

Land in Davidson County, Tennessee, Being Lot No. 5 on the Plan of Section One, Merritt Downs of record in Instrument No. 20010523-0053201, Register's Office for said County to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ai Yang in Instrument 20070709-0081500, Register's Office for Davidson County, Tennessee.

The source of this description is the Warranty Deed filed on July 9, 2007.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND LISA MILLICAN EWING, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION OR SETTLEMENT.

IN WITNESS WHEREOF, I have hereunto set my ~~hand~~ on this 11 day of May, 2012.

DUTAN JIANG

STATE OF FL)
COUNTY OF Marion)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DUTAN JIANG, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11 day of May, 2012

NOTARY PUBLIC
My commission expires: 9/16/13.

LINDA J. CONTI
Notary Public, State of Florida
Commission# DD 925794
My comm. expires Sept. 16, 2013