THIS INSTRUMENT PREPARED BY:
Adonai Sylvester
Curphey & Badger Law
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

Davidson County DEEDQC
Recvd: 06/28/12 11:39 3 pgs
Fees:17.00 Taxes:0.00
20120628-0056793

QUIT CLAIM DEED

New Owner(s) Address and mail tax statements to:
Jerry Zhao
721 Settlers Court
Nashville, TN 37221

Tax ID: 126150A13600CO
Order #: 14189475 KF

Recording requested by: LSI
When recorded return to :
Custom Recording Solutions
5 Peters Canyon Road Suite 200
Irvine, CA 92606 W-14189475
800-756-3524 Ext. 5011

For and in consideration of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, JERRY ZHAO a married man who acquired title as unmarried, herein joined by his spouse JING SU, as Grantors, and JERRY ZHAO, a married man, as Grantee, hereby convey all right, title and interest that I may have in and to the following described real property located in Davidson County, Tennessee, to wit:

THAT 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. 245 ON THE PLAN OF BOONE TRACE AT BILTMORE, SECTION 3, OF RECORD IN BOOK 9700, PAGES 758 AND 759, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PARCEL CONVEYED TO JERRY ZHAO, UNMARRIED FROM ERIC S. SCHEPKE AND STEPHANIE A. SCHEPKE, HUSBAND AND WIFE, BY VIRTUE OF A DEED DATED 6/27/2003, RECORDED 7/11/2003, IN DEED BOOK 20030711, PAGE 0096309 COUNTY OF DAVIDSON, STATE OF TENNESSEE.

ASSESSOR'S PARCEL NO: 126150A13600CO

Commonly known as: 721 Settlers Court Nashville, TN 37221

Witness my hand this the 5 day of June, 2012.

Jerry Zhao
JERRY ZHAO

Jing Su
JING SU

STATE OF Tennessee }

COUNTY OF Davidson }

JAMES T. SCHOLTEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires March 3, 2014

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, JERRY ZHAO and JING SU, the Grantors, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 5 day of June, 2012.

Notary Public
My Commission expires: 3-3-2014

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $ 10.00.

Jerry Zhao
Affiant's Name

Subscribed and sworn to before me this the 5 day of June, 2012.

JAMES T. SCHOLTEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires March 3, 2014

Notary
My Commission expires: 3-3-2014

Name and Address of Property Owner:
JERRY ZHAO
721 SETTLERS CT
NASHVILLE, TN

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
JERRY ZHAO
721 SETTLERS CT
NASHVILLE, TN

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by grantors/grantees and /or their agents; no boundary survey was made at the time of this conveyance.

True Copy Certification

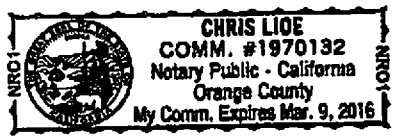
I, Gloria Crespo, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of California

County of Orange

On 2/1/2012 personally appeared before me, Chris Lioe, a notary public for this county and state, Gloria Crespo who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature
Chris Lioe

2010 C.L.

My Commission Expires March 9, 2012

Notary's Seal (if on paper)