BILL GARRETT, Davidson County
Trans:T20120075553 DEEDQC
Recvd: 10/04/12 14:58 3 pgs
Fees:17.00 Taxes:0.00

20121004-0091201

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

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(A) AND NO OATH OR VALUE IS REQUIRED PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(5).

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel
Ai Xin Yang	Ai Xin Yang	MAP 075-09-0
1117 Wyntergrace Farm Court	1117 Wyntergrace Farm Court	PARCEL 259.00
Old Hickory, TN 37138	Old Hickory, TN 37138	

State of Tennessee)
County of Wilson)

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled Ai Xin Yang v. Dutan Jiang, Docket No. 10D3444, in the Eighth Circuit Court for Davidson County, Tennessee, and that there was no other consideration given for this matter.

Affiant/Ai Xin Yang

Sworn to and subscribed before me, this 12th day of Sept, 2012.

Notary Public

My commission expires: My Commission Expires: June 1, 2016

LISA MILLICAN EWING
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

QUITCLAIM DEED

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in that certain case styled *Ai Xin Yang v. Dutan Jiang, Docket No. 10D3444, in the Eighth Circuit Court for Davidson County, Tennessee.* Accordingly, Dutan Jiang ("Grantor") does hereby quitclaim unto the said Ai Xin Yang, ("Grantee"), her successors, heirs and assigns all of his right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 14th Councilmanic District of Davidson County, Tennessee, being part of the property conveyed in Deed Book 9848, page 46, Register's Office for Davidson county, Tennessee and more particularly described as follows:

Beginning in the westerly right-of-way of Old Hickory Boulevard (State Route 45) at a point located approximately 189 feet, more or less, North of the intersection of said Old Hickory Boulevard and Lebanon Road; Thence, with said Old Hickory Boulevard, along a curve to the left having a radius of 421.33 feet, a distance of 6.66 feet to a concrete highway monument; thence South 16 degrees, 10 minutes, 11 seconds East 96.93 feet; Thence, along a curve to the right, having a radius of 190 feet, a distance of 85.35 feet to the intersection of Old Hickory Boulevard and Lebanon Road; Thence, with said Lebanon Road, along a curve to the right having a radius of 3,881.72 feet, a distance of 103.55 feet to a concrete monument; Thence, leaving Lebanon Road North 66 degrees, 55 minutes, 58 seconds West 150 feet to an iron pin; Thence North 5 degrees 56 minutes 43 seconds East, 184.02 feet to an iron pin; Thence, North 73 degrees 54 minutes East, 134.14 feet to the point of beginning and containing 0.86 acre, more or less, as shown by survey made by John Kohl & Company, dated August 8, 2005.

Being the same property conveyed to Dutan Jiang and wife, Aixin X. Yang by General Warranty Deed dated August 28, 2006 of record in Instrument No. 20060905-0109060, Register's Office for Davidson County, Tennessee.

This property is subject to: 2006 property taxes and every year thereafter; Deed to the State of Tennessee for a Right-of-Way and Temporary Construction Easement of Record in Book 5131, page 455, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☐ property, known as 4821 Old Hickory Boulevard, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restriction, 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 24 day of September, 2012.

DUTAN JIANG

STATE OF FLORIDA)
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 24th day of September, 2012.

NOTARY PUBLIC

My commission expires: August 11 2016

ANDREA MOGG JACQUE
Notary Public, State of Florida
Commission # EE 210477
My comm. expires Aug. 11, 2016