BILL GARRETT, Davidson County
Trans:T20140015421 DEEDQC
Recvd: 03/06/14 11:29 2 pgs
Fees:12.00 Taxes:0.00

20140306-0018913

Return To:
Xiao Qing Lu
107 Settlers Way
Hendersonville, TN 37075

Prepared by:
Lakeside Title & Escrow, LLC
854 Wren Rd.
Goodlettsville, TN 37072

The legal description has been furnished to the preparer by the Grantor, by third party, or has been obtained from the record title. The preparer assumes no liability as to the accuracy or content thereof. This deed was prepared without a title search. Therefore no representation is made by the preparer as to the status of the title to the property conveyed nor compliance with subdivision regulations. Preparer assumes no liability as to the state of title of the property, unless a separate title opinion is furnished to the Grantee, and then only to the extent of the state of title to the property as set forth in the title opinion.

FAILURE TO RECORD THIS DOCUMENT IMMEDIATELY AT THE APPROPRIATE REGISTER OF DEEDS OFFICE MAY SERIOUSLY JEOPARDIZE YOUR RIGHTS IN THE PROPERTY.

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel:
Xiao Qing Lu	107 Settlers Way	050 03 0 028.00
107 Settlers Way	Hendersonville, TN 37075	
Hendersonville, TN 37075		

THIS QUITCLAIM DEED made and entered into on the day and date last written by Xiao Qing Lu, married, hereinafter referred to as the "GRANTOR" and Xiao Qing Lu and husband, Jianxin Zhao hereinafter referred to as the "GRANTEE":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledge, and other good and valuable consideration, Xiao Qing Lu, married, has this day quitclaimed unto Xiao Qing Lu and husband, Jianxin Zhao any right, title and interest in and to certain real property located in Davidson County, Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 25 on the plan of Bellshire Terrace, Section One, Phase Two, as shown on plat of record in Book 6250, Page 179 and 180, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Xiao Quing Lu by deed from Paulette I. Sawyers, an unmarried woman, dated 2/21/2014 and filed of record in Instrument No. 20140225-0016124, Register's Office for Davidson County, Tennessee.

Property known as 1360 Bellshire Terrace Dr., Nashville, TN 37207

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

In Witness Whereof, the undersigned has hereunto set his hand on this the 4th day of March, 2014.

Xiao Qing Lu

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Xiao Qing Lu with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, TN this 4 day of March, 2014.

Notary Public

Commission Expiration 1-26-16

BETH STURDIVANT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

State of TN
County of Davidson

The Actual Consideration of this transfer is $ 0

Affiant

Subscribed and sworn before me this 4 day of March, 2014.

My commission expires:
1-26-16

Notary public

BETH STURDIVANT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY