Davidson County DEEDQC
Recvd: 12/22/14 09:50 3 pgs
Fees:17.00 Taxes:0.00
20141222-0116727

THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES

This Instrument Prepared by:
Touchstone Title and Escrow, LLC
318 Seaboard Lane, Suite 114
Franklin, TN 37067
(615) 371-2299

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THISTRANSFER IS $ -0.00-

Ai Zhu Chen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th **day of** December, **2014.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: ____

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

QUITCLAIM DEED

ADDRESS OF NEW OWNER
Zhaoquan Chen
4009 Barnes Cove Drive
Antioch, TN 37013

SEND TAX BILLS TO:
SAME

MAP & PARCEL
173-9B-31.00

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS ($0.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Ai Zhu Chen, unmarried, as to her undivided ½ interest,** hereinafter referred to as Grantor do hereby convey, remise, release and forever quitclaim our right, title and interest, unto **Zhaoquan Chen,** my right, title and interest, unto, hereinafter referred as Grantee, her Heirs and Assigns, a certain tract or parcel of land in Williamson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 57 on the plan of Barnes Cove, Section 1, a Planned Unit Development of record in Instrument No. 20020409-0043528, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Zong Bin Chen, an unmarried individual, and Ai Zhu Chen, an unmarried individual, as joint tenants in common, by Warranty Deed from Robert F. Madden, an unmarried individual, of record in Instrument No. 20071008-0119753, Register's office for Davidson County, Tennessee.

This conveyance is made 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.

No Boundary Survey or Title Examination was made at the time of this conveyance, with the legal description being the same as the previous deeds of record.

Together with all improvements, tenements, hereditaments and appurtenances, all easements serving or benefiting the property, and any or all fixtures and improvements now or hereafter attached to the property.

Property located at: 4009 Barnes Cove Drive, Antioch, TN 37013

Witness my hand this the 18 day of 12, 2014.

Ai Zhu Chen

Ai Zhu Chen

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ai Zhu Chen, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 18th day of December 2014.

Notary Public

My Commission Expires: _____

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2016

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license 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 Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: _____

Notary's Seal (if on paper)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).