Prepared by:
Cain & Associates, PLLC
7105 Crossroads Blvd Ste. 101
Brentwood, TN 37027

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0

Affiant

Subscribed and sworn to before me, this 28 day of January, 2015.

Notary Public
My commission expires: 3-8-16

Address of New Owner:	Send Tax Bills to:	Tax Information
		105-09-0 298.00
Dong Lian Sun Shuqian Xu 1001 Waverly Avenue Nashville, TN 37203	New Owner	

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **AJ Investment, LLC,** hereinafter referred to as Grantor(s), has bargained and sold, and do hereby convey, remise, release, and forever quitclaim unto **Dong Lian Sun and Shuqian Xu**, husband and wife, Grantee(s), its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot Number 13 on the Map of Jones & Dudley's Addition, of record in Book 57, Page 147, Register's Office for said County.

Said part of said lot fronts 50 feet on the southerly side of Waverly Avenue and runs back between parallel lines with the westerly margin of 10th Avenue South, formerly Glendale Avenue, 145 feet to an alley.

Being the same property conveyed to AJ Investment, LLC by Warranty Deed from Barbara Vanlier-Howard, Administrator of the Estate of Celestine Regina Gwynn, recorded on November 14, 2011 in Instrument Number 20111114-0088486, Register's Office for Davidson County, Tennessee.

This property is unimproved property known as: 1001 Waverly Avenue, Nashville, TN 37203.

This Conveyance was prepared with information furnished by the Parties, No Title Search was preformed to determine its accuracy.

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

BILL GARRETT, Davidson County
Trans:T20150021673 DEEDQC
Recvd: 03/25/15 10:01 2 pgs
Fees:12.00 Taxes:0.00
20150325-0025524

WITNESS my hand this 11th day of ~~January~~ February, 2015.

AJ Investment, LLC

By: Dong Lian SUN
Dong Lian Sun

Its: _____

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Dong Lian Sun, _____, **for AJ Investment, LLC,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such _____.

Witness my hand, at office, this 11th day of ~~January~~ February, 2015.

Notary Public

My commission expires: July 3rd 2017

ALVIN DUKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

WITNESS my hand this 11th day of January, 2015.

AJ Investment, LLC

By: Shuqian XU
Shuqian Xu

Its: _____

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Shuqian Xu, _____, **for AJ Investment, LLC,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such _____.

Witness my hand, at office, this 11th day of ~~January~~ February, 2015.

Notary Public

My commission expires: July 3rd 2017

ALVIN DUKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

Re: 1001 Waverly Avenue, Nashville, TN 37203