QUITCLAIM DEED

BILL GARRETT, Davidson County

Trans:T20150060694 DEEDQC

Recvd: 07/24/15 10:06 2 pgs

Fees:12.00 Taxes:0.00

20150724-0072745

STATE OF CA

COUNTY OF SAN MATEO

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JULY 2015

Notary Public

MY COMMISSION EXPIRES: 11/30/17

(AFFIX SEAL)

SHASHI SHETH
Commission # 2047796
Notary Public - California
San Mateo County
My Comm. Expires Nov 30, 2017

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The Eric and Jeffrey Family Trust, date established: April 29, 2011	Suhua Ding, Trustee and Donghong Xu, Trustee	
(NAME)	(NAME)	10406030700
860 Banbury Lane	860 Banbury Lane	
(ADDRESS)	(ADDRESS)	
Millbrae, CA 94030	Millbrae, CA 94030	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **SUHUA DING AND DONGHONG XU, HUSBAND AND WIFE** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **SUHUA DING AND DONGHONG XU, CO-TRUSTEES, THE ERIC AND JEFFREY FAMILY TRUST, DATE ESTABLISHED: APRIL 29, 2011**, HEREINAFTER CALLED THE GRANTEE (S), THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND LOCATED IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE SAID LAND BEING PART OF LOT 12, BLOCK "2", FAIRFAX PLACE DESCRIBED ACCORDING TO A SURVEY DATED 1- 22-13 BY CAMPBELL, McRAE & ASSOCIATES, SURVEYING, INC. (JOHN HOOD TN. R.L.S.#1838) AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) AT THE NORTHEAST INTERSECTION OF BELCOURT AVENUE AND 32nd AVENUE SOUTH, SAID ROD BEING THE SOUTHEAST CORNER OF LOT 12, BLOCK 2, FAIRFAX PLACE (BOOK 547, PAGE'S 137 & 138 R.O.D.C., TN) ; THENCE WITH THE EASTERLY MARGIN OF SAID 32nd AVENUE SOUTH WITH A CURVE TO THE LEFT THAT HAS A RADIUS OF 426.08 FEET, A CHORD BEARING AND DISTANCE OF N 23°44'55" E 81.29 FEET FOR AN ARC LENGTH OF 81.29 FEET TO AN IRON ROD (NEW) AT THE SOUTHWEST CORNER OF LOT 11, BLOCK "2" OF SAID FAIRFAX PLACE; THENCE WITH THE SOUTHERLY LINE OF SAID LOT 11 S 76°29'08" E 100.05 FEET TO AN IRON ROD (NEW) IN THE WESTERLY LINE OF THE CHARLES W. HEWGLEY IV LAND (BOOK 11552, PAGE 704 R.O.D.C., TN.; THENCE WITH SAID HEWGLEY, S 16°21'42" W 80.10 FEET TO AN IRON ROD (NEW) ON THE NORTHERLY MARGIN OF SAID BELCOURT AVENUE; THENCE WITH SAID NORTHERLY MARGIN N 76°29'08" W 110.51 FEET TO THE POINT OF BEGINNING THE DESCRIBED LAND CONTAINING 8317.19 SQ. FT. OR 0.19 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO WITHIN NAMED GRANTORS BY DEED RECORDED IN INSTRUMENT NO. 20150416-0033695, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEES &/OR GRANTORS. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

This is
( ) unimproved
(X) improved
property known as **2818 Belcourt Ave., Nashville, TN 37212**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 18 day of July, 2017

SUHUA DING

DONGHONG XU

STATE OF CA
COUNTY OF SAN MATEO

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

Witness my hand and official seal, this the 18 day of July, 2017

Notary Public

My Commission Expires: 11/30/17

SHASHI SHETH
Commission # 2047796
Notary Public - California
San Mateo County
My Comm. Expires Nov 30, 2017

STATE OF CA
COUNTY OF SAN MATEO

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

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SHASHI SHETH
Commission # 2047796
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RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212