First American Title Insurance Company
315 DeaderickStreet, Suite 2055
Nashville, Tennessee 37238

Davidson County	DEEDQC
Recvd: 12/21/16 11:11	3 pgs
Fees:17.00 Taxes:0.00	
20161221-0134058	

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0

S/ Cai
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December, 2016.

Elizabeth Puckett
NOTARY PUBLIC

My Commission expires: 5/6/19

ELIZABETH PUCKETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

THIS INSTRUMENT PREPARED BY:

Jay H. Smith, Attorney, 315 Deaderick Street Suite 2055 Nashville, TN 37238

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO.	MAP & PARCEL NUMBERS
	Same	16112001300
(NAME) Songmin Cai	(NAME)	
(ADDRESS) 10 Knolls Place, Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Quit Claim Deed

For and in consideration of One ($1.00) Dollar, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **CAI Realty, LLC, a Tennessee limited liability company** by these presents does hereby quitclaim and convey unto **Songmin Cai**, its successors and assigns, all the undersigned's interest in the following described real property:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 3 ON THE PLAN OF THE RESUBDIVISION OF LOT 2 OF SUNCHASE KNOLLS DEVELOPMENT OF RECORD IN BOOK 6900, PAGE 644, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREIN MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO CAI REALTY, LLC BY DEED FROM REALTY INCOME CORPORATION OF RECORD IN INSTRUMENT NO. 20110912007078⁴, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SEE NOTICE OF DISSOLUTION OF RECORD IN INSTRUMENT NO. 201504230036603, ARTICLES OF TERMINATION OF RECORD IN INSTRUMENT NO. 201504230036604 AND CERTIFICATE OF TAX CLEARANCE OF RECORD IN INSTRUMENT NO 201504230036605, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property known as 10 Knolls Place, Nashville, TN 37211.

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

IN WITNESS WHEREOF, the undersigned has executed this instrument this 15th day of December, 2016.

CAI Realty, LLC

By: S/ Cai
Its: Owner

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of Davidson }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Cai Songmin, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be the owner of CAI Realty, LLC, the within named bargainor, a ~~corporation (or partnership)~~, and that he, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the ~~corporation (or partnership)~~ by him self as such officer (or partner).

Witness my hand and official seal at office this 15 day of December, 2016.

My Commission expires:
5/6/19

Elizabeth Puckett
Notary Public

limited liability company

ELIZABETH PUCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

True Copy Certification

I, Jay H. Smith, do hereby make oath that I am a licensed 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 Davidson

Personally appeared before me, Elizabeth Puckett, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/2019

Notary Seal:

