Davidson County DEEDQC
Recvd: 03/28/17 15:42 4 pgs
Fees:22.00 Taxes:0.00
20170328-0030241

Commitment Number: 22001361

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

Mail Tax Statements:
Harry Y. Zheng and Min Zhao
4280 Glasgow Road, Allen VA 23060

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Harry Y. Zheng and **Min Zhao**, 4280 Glasgow Road, Allen VA 23060

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
104 11 0C 002.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Yizhou Zheng now known as Harry Y. Zheng and **Min Zhao**, husband and wife, whose mailing address is **4280 Glasgow Road, Allen VA 23060**, hereinafter grantors, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Harry Y. Zheng** and **Min Zhao**, husband and wife, as tenants by the entireties, hereinafter grantees, whose tax mailing address is **4280 Glasgow Road, Allen VA 23060**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The following described property: Situated in the County of Davidson, State of Tennessee: Being Lot No. 2 on the Plan of Essex House, a Planned Unit Development of record in Plat

Book 6050, page 2, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description thereof. Being the same parcel conveyed to Yizhou Zheng and wife Min Zhao from Richard C. Emrich, Jr. and wife Nancy C. Emrich, by virtue of a deed dated 7/31/2002, recorded 8/7/2002, in as instrument no. 20020807-0095311 county of Davidson, state of Tennessee. Assessor's Parcel No: 104 11 0C 002.00
Property Address is: 2011 25th Ave South, Nashville, TN 37212

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 20020807-0095311 recorded at Book __/_____, Page __/_____ in the Register's Office of Davidson County, Tennessee. instrument #20020807-0095311

Parcel ID: 104 11 0C 002.00

Executed by the undersigned on 18 March, 2017:

Yizhou Zheng Harry Zheng
Yizhou Zheng now known as Harry Y. Zheng

Min Zhao
Min Zhao

STATE OF Virginia
COUNTY OF Henrico

The foregoing instrument was acknowledged before me on 18 March, 2017 by **Yizhou Zheng now known as Harry Y. Zheng**, and **Min Zhao**, who are personally known to me or have produced VA driver license as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

William Koppersmith
Notary Public
Commonwealth of Virginia
cert #342952
expires April 30, 2020

Notary Public

OATH OF VALUE

Quitclaim Deed

STATE OF ~~TENNESSEE~~ Pennsylvania
COUNTY OF Allegheny)

I, (affiant name), hereby swear or affirm ~~that the actual~~ consideration is $ 0 .

Affiant Melissa Ann

Affiant, (affiant name), subscribed and sworn before me this 24th day of March, 2017

Notary Public

My commission expires: 5/4/2018

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Lissette Anne Moree, Notary Public
Hopewell Twp., Beaver County
My Commission Expires May 4, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

True Copy Certification

I, Jaime L. Petrosky, 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.

Jaime L. Petrosky
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, Jaime L. Petrosky, 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: 4-27-2018
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES