QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20170062636 DEEDQC
Recvd: 07/21/17 11:11 2 pgs
Fees:12.00 Taxes:0.00

20170721-0073925

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF July, 2017.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
L&Y Holdings, LLC	**Same**	
(NAME)	(NAME)	**06200001400**
1818 Tyne Blvd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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 GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MEILI YANG AND XILI NIU, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO, **L&Y HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, THEIR SUCCESSORS, HEIRS AND ASSIGNS, ALL OF OUR 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 IN DAVIDSON COUNTY, TENNESSEE, BEING PARTS OF LOTS NO. 4 AND 5, ON THE PLAN OF ROBERT YOUNG'S FARM, AS OF RECORD IN PLAT BOOK 421, PAGE 140, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY RAYMOND P. SMITH COMPANY, SURVEYORS, MARCH 23, 1966, AS FOLLOWS:

BEGINNING IN THE CENTER OF PENNINGTON BEND ROAD AT THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO DONALD R. HALL AND WIFE, OF RECORD IN BOOK 4010, PAGE 823, SAID REGISTER'S OFFICE; THENCE WITH THE SAID HALL'S WESTERN BOUNDARY LINE SOUTH 11 DEGREES 00 MINUTES WEST 576 FEET TO AN IRON PIN; THENCE NORTH 77 DEGREES 23 MINUTES WEST 230 FEET TO AN IRON PIN; THENCE NORTH 11 DEGREES 37 MINUTES EAST 586.6 FEET TO THE CENTER OF PENNINGTON BEND ROAD; THENCE WITH THE CENTER OF THE SAME, SOUTH 74 DEGREES 53 MINUTES EAST 230 FEET TO THE POINT OF BEGINNING, CONTAINING 3.1 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO XILI NIU AND MEILI YANG, HUSBAND AND WIFE, BY WARRANTY DEED FROM WANDA FAYE SUEY, UNMARRIED, OF RECORD IN INSTRUMENT NUMBER 20170718-0072001, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED JULY 14, 2017.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is
( ) unimproved
(X) improved

property known as **2610 Pennington Bend Road, Nashville, TN 37214**
(House Number) (Street) (City or Town) (State) (Postal Zip)

Witness our hands this the 14 day of July, 2017.

Meili Yang

Xili Niu

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Meili Yang**, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14 day of July, 2017.

Notary Public

My Commission Expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Xili Niu**, the within named 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, this the 14 day of July, 2017.

Notary Public

My Commission Expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212