THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES

**This Instrument Prepared by:**
**Smart Title and Escrow, LLC**
**256 Seaboard Lane, Suite D-101**
**Franklin, TN 37067**
**(615) 393-6222**

| | |
|---|---|
| Davidson County | DEEDQC |
| Recvd: 08/01/17 09:47 | 3 pgs |
| Fees:17.00 Taxes:0.00 | |
| **20170801-0077775** | |

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

**THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THISTRANSFER IS $ -0.00-**

**Affiant**

**SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE** 24th **day of** July, **201**7

**NOTARY PUBLIC**

**MY COMMISSION EXPIRES:** 2/27/21

# QUITCLAIM DEED

| **ADDRESS OF NEW OWNER** | **SEND TAX BILLS TO:** | **MAP & PARCEL** |
|---|---|---|
| Xun Dong and Liu ~~Quing~~ Qing Yan<br>4212 Blackwater Rd<br>Nashville, TN 37221 | SAME | 141060C13600CO |

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS ($0.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I, **Xun Dong, a unmarried man,** hereinafter referred to as Grantor do hereby convey, remise, release and forever quitclaim our right, title and interest, unto **Xun Dong, a unmarried man and Liu Qing Yan, an unmarried woman, as joint tenants with rights of survivorship,** my right, title and interest, unto, hereinafter referred as Grantee, her Heirs and Assigns, a certain tract or parcel of land in **Davidson Coun**ty, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 150, FINAL PLAT, RIVERBRIDGE, PHASE 2, SECTION 1, as shown on plat of record in Instrument No. 20090205-0009854, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Christopher J. Lee and wife Alison L. Clinton-Lee to Xun Dong, as recorded on the 15th day of August 2015, in Instrument No. 20150824-0085018, in the Register's Office of Davidson County, Tennessee.

Together with all improvements, tenements, hereditaments and appurtenances, all easements serving or benefiting the property, and any or all fixtures and improvements now or hereafter attached to the property.

Property located at 4212 Blackwater Rd Nashville, TN 37221 .

Witness my hand this the 24th day of July, 2017.

[SIGNATURE(S) ON FOLLOWING PAGE]

Xun Dong

**Xun Dong**

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Xun Dong**, the 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 at office this 24th day of July, 2017.

Christy Michelle Jones

Notary Public

My Commission Expires: 2/27/21

## Certification of Authority

I, Kim Hollingshead, 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 WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for this county and state, Kim Hollingshead, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Christy Michelle Jones
Notary Public
My Commission Expires: 2/27/21

[Notary Seal]

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the County Register. Electronic documents registered by County Registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).