Bill Garrett Davidson County
Batch# 4916 DEEDQC
09/26/2017 11:29:11 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20170926-0098426

Quitclaim Deed

RECORDING REQUESTED BY Jia Bi
AND WHEN RECORDED MAIL TO: - prepared by
Jia Bi & Ting Zhang
200 Moultrie Park
Nashville, TN 37205
, Grantee(s)

Consideration: $ no consideration
Property Transfer Tax: $
Assessor's Parcel No.: 116080 H 20000 CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ Zero
, Affiant
Subscribed and sworn before me this the
26 Day of Sept., 2017.
A. Goodman, Deputy Register

PREPARED BY: Jia Bi certifies herein that he or she has prepared this Deed.

Signature of Preparer

9/26/17
Date of Preparation

Jia Bi
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on Sept 26th, 2017 in the County of Davidson, State of TN
by Grantor(s), Jia Bi,
whose post office address is 200 Moultrie Park, Nashville, TN 37205,
to Grantee(s), Jia Bi & Ting Zhang,
whose post office address is 200 Moultrie Park, Nashville, TN 37205 New owner & tax bills

WITNESSETH, that the said Grantor(s), Jia Bi,
for good consideration and for the sum of Zero
($) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title
See Exhibit A for legal description

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Current source of Title #20170515-0047828

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of _____, State of _____ and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Signature of Grantor

Jia Bi
Print Name of Grantor

Signature of First Witness to Grantor(s)

Marshall W. Butler
Print Name of First Witness to Grantor(s)

Signature of Second Grantor (if applicable)

Print Name of Second Grantor (if applicable)

Signature of Second Witness to Grantor(s)

Print Name of Second Witness to Grantor(s)

MARSHALL W. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

GRANTEE(S):

Signature of Grantee

Jia Bi
Print Name of Grantee

Signature of First Witness to Grantee(s)

Marshall W Butler
Print Name of First Witness to Grantee(s)

Signature of Second Grantee (if applicable)

Ting Zhang
Print Name of Second Grantee (if applicable)

Signature of Second Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

STATE OF TN
COUNTY OF DAVIDSON

Sworn to (or affirmed) and subscribed before me this 26 day of Sept, 2017, by _____

Notary Public's Signature Notary Name

Personally Known _____ OR
Type of Identification Produced TNDL

MARSHALL W. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

Exhibit A

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 700,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF MAY, 2017. Notary Public MY COMMISSION EXPIRES: 03-03-20 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20170041053 DEEDWARR
Recvd: 05/15/17 10:35 2 pgs
Fees:13.00 Taxes:2590.00
[redacted]
20170515-0047828

R. L. MOORE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jia Bi	NEW OWNER	
200 Moultrie Park		116-08-0-H-200.00CO
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Dinah Petree, in her capacity as the Executrix for the Estate of Dale M. Quillen,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jia Bi,**

HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 200 on the Revised Plan of Sugartree, Phase 3, of record in Plat Book 5050, Pages 67 - 71, as amended in Book 5169, Page 426, Book 5191, Page 412, Book 5222, Page 468 and Book 5238, Page 93, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Pamela J. Wright, a married person by Warranty Deed from R. Clayton McWhorter, a single man, of record in Book 6236, page 196, Register's Office for Davidson County, Tennessee, dated February 21, 1984 and recorded on February 24, 1984. The said Pamela J. Wright having since conveyed all of her right, title and interest in and to the subject property to Dale M. Quillen by Quitclaim Deed of record in Book 9384, page 575, Register's Office for Davidson County, Tennessee, dated June 14, 1994 and recorded on June 21, 1994, and corrected by Quitclaim Deed of Correction of record in Book 9901, Page 93, Register's Office for Davidson County, Tennessee. Said Quitclaim Deed was executed for the specific purpose of complying with the terms of the Final Decree of Divorce between Pamela J. Wright (Quillen) and Dale M. Quillen, a copy of which is of record in Book 9867, Page 655, Register's Office for Davidson County, Tennessee. The said Dale M. Quillen died testate August 13, 2016, and by his Last Will and Testament admitted for probate on September 14, 2016, as Docket No.16P1558 Seventh Circuit Court for Davidson County, Tennessee, (Probate Division), devised the subject property to Dinah Petree, and further appointed her as Executrix of his estate. (see Order Approving Contract for Sale of Real Property filed on May 5, 2017 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Docket No. 16P-1558.