This instrument prepared by:
Acuity National Real Estate Solutions, LLC
d/b/a Freibert & Mattingly Title Group, LLC
Shawn R. Freibert
Attorney at Law

Bill Garrett Davidson County
Batch# 11226 DEEDQC
10/10/2017 04:06:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20171010-0104071

File No.: **23617**

QUIT CLAIM DEED

THIS INDENTURE, made and entered into as of Sept. 21st, 2017, by and between Ning Wang, unmarried, and Ying Zhang, unmarried, formerly husband and wife, party of the first part, and Ying Zhang, unmarried, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, the following described real estate, situated in the City of **Nashville**, County of **Davidson**, State of Tennessee and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

The property is improved with an address of: **1302 Tyne Boulevard, Nashville, Tennessee 37215**

The property is improved property.

This conveyance is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(3)(E).

IN WITNESS WHEREOF, the party of the first part has executed this instrument as of the day and year first above written.

Ning Wang

Ying Zhang

STATE OF **Tennessee**

COUNTY OF **Davidson**

Personally appeared before me, JED WORTEN (name of notary public), Ning Wang, unmarried, and Ying Zhang, unmarried, formerly husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office, this 21st day of September, 2017.

JED WORTEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commision Expires Nov. 3, 2020

Notary Public

My Commission Expires: 11/3/2020

STATE OF **Tennessee**

COUNTY OF **Davidson**

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this the 21st day of September, 2017.

JED WORTEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commision Expires Nov. 3, 2020

Notary Public

My Commission Expires: 11/3/2020

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

TAX PARCEL NO.:
145 03 0 003.00

NAME AND ADDRESS OF A PROPERTY OWNER:
Ying Zhang
1302 Tyne Boulevard
Nashville, TN 37215

NAME AND ADDRESS OF THE PERSON OR ENTITY
RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES
Ying Zhang
1302 Tyne Boulevard
Nashville, TN 37215

True Copy Certification

I, DENNIS MATTINGLY, 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 KENTUCKY

County of JEFFERSON/STATE AT LARGE

Personally appeared before me, Emerita B. Rich, a notary public for this county and state, Dennis Mattingly 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: 2/9/2020
Notary's Seal

(Seal)

Emerita B. Rich
Notary Public
State at Large, Kentucky
My Commission Expires on Feb. 9, 2020

EXHIBIT 'A'

All the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Harpeth Acres, Section III, as of record in book 2083, page IS, for said county, being a revision of lot number I, as shown on the plan of Harpeth Acres, Sec. II, as of record in book 1835, page 57, a part of the W.S. Walker Property, described as follows:

Beginning at a point in the northerly margin of Tyne Boulevard being the common corner of lots number 1 and 2; thence in a northerly direction along the line between said lot number 1 and 2, 247 feet to a point in the rear line of said lots; thence south 88 degrees 02 minutes east 182 feet to a monument in the westerly margin of an unnamed street; thence along the westerly margin of said unnamed street, southerly 222 feet to a monument, the beginning of a curve; thence southwesterly around said curve 39.1 feet to a monument in the northerly margin of Tyne Boulevard; thence westerly with the northerly margin of Tyne Boulevard 155.1 feet to the point of beginning.

BEING the same property conveyed to Ning Wang and Ying Zhang, by Special Warranty Deed dated November 9, 2010, recorded December 28, 2010, in Instrument 20101228-0102521, in the Office of the Register of Deeds, Davidson County, Tennessee.