Bill Garrett Davidson County
Batch# 15296 DEEDQC
10/19/2017 08:50:52 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20171019-0106982

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PAR
L & Y Holdings, LLC 1818 Tyne Boulevard Nashville, TN 37215	New Owner	79-30-4

This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination

QUITCLAIM DEED

For and in consideration of Ten Dollars ($10.00) and other valuable consideration, I, Xili Xiu (hereinafter referred to as the "Grantor") does hereby quitclaim, bargain, sell and convey unto L & Y Holdings, LLC (hereinafter referred to as the "Grantee") all of Grantor's interest in the following described real estate located in Davidson County, Tennessee.

Tract One:
Land in Davidson County, Tennessee, being Lot No. 167, on the Resubdivision of Sutherland Heights, Section 4, Lots 167 and 168, of record in Plat Book 5190, page 531, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Tract Two:
Land in Davidson County, Tennessee, being the northerly 5 feet of Lot No.59 on the Plan of Sutherland Heights, Section 2, as shown on plat of record in Plat book 2663, page 58, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

Beginning at a point on the easterly margin of McGavock Pike, the same being the common front corner of Lot No. 167, Section 4, Sutherland Heights, of record in Plat Book 2854, page 43, and Lot No. 59, Section 2, of record in Plat book 2663, page 58, said Register's Office; thence with the dividing line of the aforesaid Lots, North 68 degrees 51' East, 160 feet to the common rear corner of said lots; thence South 34 degrees 26' West, 5.24 feet, said call running along the common line between Lots 59 and 60, Section 2, Sutherland Heights aforementioned; thence severing Lot No. 59, along a line located 5 feet south of and parallel to the common dividing line between Lots No. 167 and 59, aforesaid, a distance of 161.18 feet to a point on the east margin of McGavock Pike; thence with the margin of same, North 21 degrees 09' West 5 feet, to the point of beginning.

Being the same property conveyed to Xili Niu, married by Warranty Deed from Rex A. England, Sr. and Hope M. England, husband and wife, of record in Instrument 20170920-0096388, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 2821 McGavock, Pike Nashville, Tennessee 37214.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $0.00.
(
(
(Subscribed and sworn to before me
(this 16 day of Oct, 2017.
(
(
(My Commission Expires: 02/18/19

Affiant

Notary Public

TONYA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES 02/18/2019

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 16th day of Oct, 2017.

XILI NIU

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Xili Niu whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of Nashville, Tennessee, on this 16th day of Oct, 2017.

Notary Public

My Commission Expires: 02/18/19

TONYA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES 02/18/2019