Bill Garrett Davidson County
Batch# 106381 DEEDQC
06/19/2018 10:26:38 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180619-0058809

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF June 2018.

Notary Public

MY COMMISSION EXPIRES: 3/20/2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):
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)
Suhua Ding and Donghong Xu, Trustees of the Eric and Jeffrey Family Trust, dated April 29th, 2011	**Same**	**105013f00200CO**
(NAME)	(NAME)	
860 Banbury Lane		
(ADDRESS)	(ADDRESS)	
Millbrae, CA 94030		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

SUHUA DING AND DONGHONG XU ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO DOES TRANSFER AND CONVEY UNTO

SUHUA DING AND DONGHONG XU, TRUSTEES OF THE ERIC AND JEFFREY FAMILY TRUST, DATED APRIL 29TH, 2011 ("GRANTEE")

HIS HER/ITS THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT "B" AS ESTABLISHED UNDER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE COTTAGES AT 1205 FREMONT AVENUE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS (THIS IS A PLANNED UNIT DEVELOPMENT PURSUANT TO TENNESSEE CODE ANNOTATED 66-27-103 (B)), OF RECORD IN INSTRUMENT NUMBER 20170524-0051874, REGISTER OF DEEDS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPREHENSIVE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SUHUA DING AND DONGHONG XU, BY WARRANTY DEED FROM JASON BOCKMAN, MARRIED, OF RECORD IN INSTRUMENT NUMBER 20180507-0043678, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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 improved property known as **1207 Tremont Avenue, Nashville, TN 37212**

Witness our hands this the 13 day of June, 2018.

SUHUA DING

DONGHONG XU

STATE OF ~~TENNESSEE~~ CALIFORNIA)
COUNTY OF ~~DAVIDSON~~ SAN MATEO)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SUHUA DING**, 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 13 day of JUNE, 2018.

Notary Public

My Commission Expires: 05/05/2020

STATE OF ~~TENNESSEE~~ CALIFORNIA)
COUNTY OF ~~DAVIDSON~~ SAN MATEO)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DONGHONG XU**, 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 13 day of JUNE, 2018.

Notary Public

My Commission Expires: 05/05/2020