Bill Garrett Davidson County
Batch# 126491 DEEDQC
08/08/2018 03:51:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180808-0078152

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **John Jinzhong Sheng** ("Grantor"),, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Gina Jie Yao**, (Grantee), all of his rights, title, and interests in the following described real property, to wit:

Parcel I - 756 Vernon Ave, Nashville, TN 37209 - M&P 091050C75600CO

LAND in Davidson County, Tennessee, being Unit No. 756 on the Plan of Vernon Avenue Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions and Restrictions for Vernon Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20061024-0131877, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants, Reference is hereby made to the plan of Vernon Avenue Townhomes, a placement of Units, as shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20061024-0131877 for a more complete identification and description of said units.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number **20180129-0008999** in said Register's Office.

Parcel II - 1759 Red Jacket Dr, Antioch, TN 37013 - M&P 173050A7000CO

Land in Davidson County, Tennessee, being Unit No. 170 on the Plan of Barnes Crossing, Planned Unit Development Established by Master Deed of Record in Instrument No. 20050721-0084791, and Plan attached as an Exhibit thereto, as re-record in Instrument No. 20050805-0092480, and amended in Instrument No. 20051114-0136938 and Instrument No. 20071227-0147998, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description.

Being all or part of the same property conveyed to Grantor herein by Warranty of record at Instrument Number **20150622-0059340** in said Register's Office.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I/we have executed this instrument the 27 day of **July, 2018.**

John Jinzhong Sheng

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **John Jinzhong Sheng**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27 day of **July, 2018.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 03-02-2020

ALEC TURGEON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires March 2, 2020

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is $0.

AFFIANT

SUBSCRIBED AND SWORN before me this the 27 day of July, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 03-02-2020

PROPERTY OWNER: Gina Jie Yao
OWNER'S ADDRESS: 224 Ellismorelyn.
Brentwood, TN 37027

MAIL TAX BILLS TO: Owner at Owner's Address

ALEC TURGEON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires March 2, 2020

Certificate of Authenticity

I, ASHLEE D PAGE, 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 Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page 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: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019