Bill Garrett Davidson County
Batch# 130153 DEEDQC
08/16/2018 03:38:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20180816-0081447

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 16 DAY OF August, 2018

Notary Public

MY COMMISSION EXPIRES: 8/20/2019
(AFFIX SEAL)

WILLIAM E. GROVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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	Suhua Ding and Donghong Xu	
(NAME)	(NAME)	
2818 Belcourt Avenue	860 Banbury Lane	10406030700
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	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, TRUSTEES OF THE ERIC AND JEFFREY FAMILY TRUST, DATED APRIL 29TH, 2011 ("GRANTOR")

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

SUHUA DING AND DONGHONG XU ("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 LOCATED IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE SAID LAND BEING PART OF LOT 12, BLOCK "2", FAIRFAX PLACE DESCRIBED ACCORDING TO A SURVEY DATED 1-22-13 BY CAMPBELL, MCRAE & ASSOCIATES, SURVEYING, INC. (JOHN HOOD TN. R.L.S.#1838) AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) AT THE NORTHEAST INTERSECTION OF BELCOURT A VENUE AND 32ND A VENUE SOUTH, SAID ROD BEING THE SOUTHEAST CORNER OF LOT 12, BLOCK 2, FAIRFAX PLACE (BOOK 547, PAGE'S 137 & 138 R.O.D.C., TN); THENCE WITH THE EASTERLY MARGIN OF SAID 32ND AVENUE SOUTH WITH A CURVE TO THE LEFR THAT HAS A RADIUS OF 426.08 FEET, A CHORD BEARING AND DISTANCE OF N 23°44'55" E 81.29 FEET FOR AN ARC LENGTH OF 81.29 FEET TO AN IRON ROD (NEW) AT THE SOUTHWEST CORNER OF LOT 11, BLOCK "2" OF SAID FAIRFAX PLACE; THENCE WITH THE SOUTHERLY LINE OF SAID LOT 11 S 76°29'08" E 100.05 FEET TO AN IRON ROD (NEW) IN THE WESTERLY LINE OF THE CHARLES W. HEWGLEY IV LAND (BOOK 11552, PAGE 704 R.O.D.C., TN.; THENCE WITH SAID HEWGLEY, S 16°21 '42" W 80.10 FEET TO AN IRON ROD (NEW) ON THE NORTHERLY MARGIN OF SAID BELCOURT A VENUE; THENCE WITH SAID NORTHERLY MARGIN N 76°29'08" W LL0.51 FEET TO THE POINT OF BEGINNING THE DESCRIBED LAND CONTAINING 8317.19 SQ. FR. OR 0.19 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO **SUHUA DING AND DONGHONG XU, TRUSTEES OF THE ERIC AND JEFFREY FAMILY TRUST, DATED APRIL 29TH, 2011,** BY QUITCLAIM DEED FROM **SUHUA DING AND DONGHONG XU,** OF RECORD IN INSTRUMENT NUMBER 20150724-0072745, 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 **2818 Belcourt Ave., Nashville, TN 37212**

Witness our hands this the _____ day of _____, 2018.

THE ERIC AND JEFFREY FAMILY TRUST, DATED APRIL 29TH, 2011

By: **Suhua Ding**, Trustee

By: **Donghong Xu**, Trustee

STATE OF _____)
COUNTY OF _____)

Before me personally appeared **Suhua Ding** as Trustee for **The Eric and Jeffrey Family Trust, dated April 29th, 2011**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal, this the _____ day of _____, 2018.

PLEASE SEE
ACKNOWLEDG
FROM NOT

Notary Public

My Commission Expires:

STATE OF _____)
COUNTY OF _____)

Before me personally appeared **Donghong Xu** as Trustee for **The Eric and Jeffrey Family Trust, dated April 29th, 2011**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal, this the _____ day of _____, 2018.

Notary Public

My Commission Expires:

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Mateo)

On August 15th, 2019 before me, Geno Thomas Celillo, Notary Public
(insert name and title of the officer)

personally appeared Donghong Xu and Suhua Ding,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

GENO THOMAS CELILLO
COMM. # 2236238
NOTARY PUBLIC • CALIFORNIA
SAN MATEO COUNTY
Comm. Exp. MARCH 29, 2022

ATTACHED
EMENT/JURAT
RY PUBLIC

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Mateo

Subscribed and sworn to (or affirmed) before me on this 15th day of August, 2018, by Donghong Xu and Suhua Ding, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

GENO THOMAS CELILLO
COMM. # 2236238
NOTARY PUBLIC • CALIFORNIA
SAN MATEO COUNTY
Comm. Exp. MARCH 29, 2022

(Seal) Signature

201808160081447

True Copy Certification

I, Laura Mitchell, 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, JORDAN T. MYERS, a notary public for this county and state, Laura Mitchell 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: 01-06-2020
Notary' Seal (if on paper)

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY