Karen Y Johnson Davidson County
Batch# 136577 DEEDQC
09/04/2018 12:01:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180904-0087239

THIS INSTRUMENT PREPARED BY:

MUSIC CITY ESTATE LAW
320 SEVEN SPRINGS WAY
BRENTWOOD, TENNESSE 37027
(615) 628-7775

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires July 11, 2021

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $10.00. This is a transfer to a trust.

Affiant

Subscribed and sworn to before me, this 13th day of August, 2018

Notary public

My commission Expires: 7/11/2021

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Yan Zhang and Ruhao Zhang 7040 Still Spring Hollow Nashville, TN 37221	Yan Zhang and Ruhao Zhang 7040 Still Spring Hollow Nashville, TN 37221	98-2-59-B

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Ruhao Zhang, the Grantor, does hereby quitclaim, transfer and convey unto Yan Zhang and Ruhao Zhang, Trustees of the Yan and Ruhao Zhang Living Trust dated August 13, 2018, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Lot No. 169 on the First Revision of Somerset Farms Section 4, Phase 2, a PUD, as of record in Book 9700, Page 565, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of record in Book 8556, Page 11, supplement and amendment in Book 9383, page 526, and re-recorded in Book 9662, Page 869, and further amended in Book 10190, Page 182, and Book 10410, Page 89, said Register's Office; By-Laws of record in Book 8556, page 25, said register's Office; Articles of Incorporation of record in Book 7382, Page 225, and amended in Book 7820, Page 605, Book

8235, Page 521, and Book 8584, Page 20, all of record in the register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

Being part of the same property conveyed to Ruhao Zhang from Somerset Farms, a Tennessee Joint Venture by deed dated February 23, 1998 and recorded in Book 10811, Page 753, Registers Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and the GRANTOR(S), does covenant with the said GRANTEE(S) that it is lawfully seized and possessed of said land in fee simple, covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomever.

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Address: 6973 Somerset Farms Circle, Nashville, TN 37220

Witness my hand this 13th day of August 2018.

Ruhao Zhang, Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Ruhao Zhang, Grantor, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Notary Public
Justin Gilbert
My commission expires: 7/11/2021

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires July 11, 2021

Tennessee Certification of Electronic Document

I, Arica J. Torres, do hereby make other that I am 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 WILLIAMSON

Personally appeared before me, Justin Gilbert, a Notary Public for this county and state, Arica J. Torres, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: 7-11-2021.

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires July 11, 2021

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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