Karen Johnson Davidson County
Batch# 200185 DEEDQC
02/28/2019 09:55:21 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190228-0018194

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 26 DAY OF February, 2019.

Notary Public

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

WILLIAM E. GRONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

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	**THE ERIC AND JEFFREY FAMILY TRUST**	
(NAME) **860 Banbury Lane**	(NAME) **860 Banbury Lane**	**10406030700**
(ADDRESS) **Millbrae, CA 94030**	(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 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,** , BY QUITCLAIM DEED FROM **SUHUA DING AND DONGHONG XU, TRUSTEES OF THE ERIC AND JEFFREY FAMILY TRUST, DATED APRIL 29TH, 2011**, OF RECORD IN INSTRUMENT NUMBER **20180816-0081447**, 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 22 day of Feb, 2019.

DONGHONG XU

SUHUA DING

STATE OF California)
COUNTY OF 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 he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of February, 2019.

Notary Public
My Commission Expires: 09/24/2022

YVETTE Z. AGUILAR
COMM. # 2259486
NOTARY PUBLIC • CALIFORNIA
SAN MATEO COUNTY
Comm. Exp. SEPT. 24, 2022

STATE OF California)
COUNTY OF 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 she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of February, 2019.

Notary Public
My Commission Expires: 09/24/2022

YVETTE Z. AGUILAR
COMM. # 2259486
NOTARY PUBLIC • CALIFORNIA
SAN MATEO COUNTY
Comm. Exp. SEPT. 24, 2022