Prepared By and Return to:

Amy Cross Nance
103 Forrest Crossing Blvd. Suite 200
Franklin, Tennessee 37064
(615) 794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $-0-

Affiant

Subscribed and sworn to before me, this the 30th day of April, 2019

Notary Public
My Commission Expires: 05/31/21

EMILY HOBBY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

Karen Johnson Davidson County
Batch# 223817 DEEDQC
04/30/2019 12:19:30 PM 4 pgs
Fees: $27.00 Taxes: $0.00
20190430-0039876

Address New Owner as Follows:	**Send Tax Bills to:**	**Map-Parcel Number:**
Ke Qin & Rachel Taylor **1025 Southside Court** **Nashville, TN 37203**	**Same**	**095 03 0 002.00**

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for the express purpose of making a re-conveyance to create a tenancy by the entireties, Ke Qin hereby convey, remise, release and quitclaim unto Amy Cross Nance, Trustee, her successors and assigns, the following described tract of land in Davidson County, Tennessee:

Land in the Third Civil District of Davidson County, Tennessee, being part of a 4.01 acre tract of the J. W. Lannon Estate on Lebanon Pike, more particularly described according to a survey thereof made April 15, 1953, by James A. Hamilton, Jr., Surveyor, as follows:

Beginning at a point on the westerly margin of Walnut Hills Drive, said point beginning 561.5 feet, more or less, north of the center of Lebanon Pike; thence in a northerly direction along the westerly margin of Walnut Hills Drive, 100 feet to a point; thence south 83 degrees 10' west 232 feet to a point; thence south 5 degrees 10' east 100 feet more or less, to a point; thence northerly 83 degrees 10' east 241 feet to the westerly margin of Walnut Hills Drive, the point of beginning.

Included in the above legal description, but excluded from therefrom is the property conveyed to the Metropolitan Government of Nashville and Davidson County recorded in Book 4223 Page 151, Register's Office for said County, described as follows:

Beginning at a point on the westerly margin of Walnut Hills Drive, said point being 561.5 feet, more or less, north of the centerline of Lebanon Pike; thence in

a northerly direction along the westerly margin of Briley Parkway; thence south 31 degrees 27' 00" west 44.3 feet along the westerly margin of Briley Parkway to a point on the property line between L. E. Lannon et ux and Carl J. Blackwell et ux; thence north 89 degrees 52' 48" east 26.4 feet along said property line to the point of beginning, being triangular in shape.

Being the same property conveyed to Ke Qin by Warranty Deed from Dorothy E. Gribbins of record in Instrument No. 20180911-0090073, Register's Office for Davidson County, Tennessee.

This is improved property located at: 106 Walnut Hill Drive, Nashville, TN 37214.

And now, I, the said Amy Cross Nance, TRUSTEE, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby convey, remise, release and forever quitclaim unto Ke Qin and Rachel Taylor, their heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

WITNESS our hands this 30 day of April, 2019.

Ke Qin

Amy Cross Nance
TRUSTEE

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ke Qin, the bargainor(s), 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 at Franklin, Tennessee, this 30th day of April, 2019.

Notary Public

My Commission expires 03/31/21

EMILY HOBBY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amy Cross Nance, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed he within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin Tennessee, this 30th day of April, 2019.

Notary Public

My commission expires 03/31/21

EMILY HOBBY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

I Emily Hobby do hereby make oath that I am a licensed and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Emily Hobby, the bargainor(s), 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 at Franklin, Tennessee, this 5th day of March, 2019.

Notary Public

My Commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY