Karen Johnson Davidson County
Batch# 327232 DEEDQC
12/09/2019 03:52:53 PM 1 pg
Fees: $12.00 Taxes: $0.00
20191209-0126996

Prepared by:
Cain & Associates, PLLC
7105 Crossroads Blvd Ste. 101
Brentwood, TN 37027

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 9 day of December, 2019.

Notary Public
My commission expires: 1-24-21

JONATHON TRISTON JACOBS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Frank Gong-Yu Hsu<br>Dong Lian Sun<br>Shuqian Xu<br>121 13th Ave Circle<br>Nashville, TN 37212 | New Owner | 105-09-0 298.00 |

## QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dong Lian Sun and Shuqian Xu,** hereinafter referred to as Grantor(s), has bargained and sold, and do hereby convey, remise, release, and forever quitclaim unto **Dong Lian Sun and Shuqian Xu as to a 99.00% interest and Frank Gong-Yu Hsu as to a 1.00% interest**, Grantee(s), its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Revised Section 98, Edgehill Estates, of record in Book 4860, page 54 and as amended in Book 7907, page 103, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Shuqian Xu and Donglian Sun, husband and wife, from Kenneth E. Schriver and wife, Anna W. Roe, by Warranty Deed and recorded on November 20, 2017 of record Instrument Number 20171120-0119055, Register's Office for Davidson County, Tennessee.

Being also known as 121 13th Avenue Circle, Nashville, Tennessee 37212.

**This Conveyance was prepared with information furnished by the Parties, No Title Search was preformed to determine its accuracy.**

This instrument and the interest released and quitclaimed are subject to limitations, restrictions and encumbrances as may affect the premises.

Dong Lian Sun
Dong Lian Sun

Shuqian Xu
Shuqian Xu

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Dong Lian Sun and Shuqian Xu** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 9 day of December, 2019

Notary Public

My commission expires: 1-24-21

JONATHON TRISTON JACOBS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD