This Instrument Prepared by:

The Law Offices of
LUVELL L. GLANTON
915 Jefferson Street, 2nd Floor
Nashville, TN 37208

ADDRESS OF NEW OWNER:
Zenith Real Estate Holdings, Inc.
5722 Hickory Plaza Drive
Unit B 4
Nashville, Tennessee 37211

SEND TAX BILLS TO:
Same as owner

MAP/PARCEL
Map & Parcel

161-12-0A-019.00-CO

Karen Johnson Davidson County
Batch# 369187 DEEDQC
03/09/2020 09:35:19 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200309-0025982

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION of the sum of one dollar ($1.00), and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, I, **Yu Zhu Gong,** (Grantor), have this day bargained and sold and do hereby quitclaim and convey unto **Zenith Real Estate Holdings, Inc.** (Grantee) herein, their successors and assigns, all of my right, title, and interest in the following described real estate situated in Davidson County, Tennessee particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit B-4, on the Plan of Hickory Plaza Office Townhouses, of record in Book 6250, page 248, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Yu Zhu Gong, by Special Warranty Deed from Cumberland Trust and Investment Company, Trustee of the Douglass Overton Herndon Living Trust Dated August 12, 1996 F/B/O Douglass Michael Herndon, as to 50% Undivided Interest, and Cumberland Trust and Investment Company, Trustee of the Douglass Overton Herndon Living Trust Dated August 12, 1996 F/B/O Patricia Eloise Herndon, as to a 50% Undivided Interest, dated April 8, 2016 and recorded May 26, 2016, in record of Instrument 20160526-0052968 in the Register of Deed's Office for Davidson County, Tennessee, Map & Parcel: 161120A01900CO.

Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to the following matters:

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 161-12-0A-019.00-CO.

Declaration of Covenants, Conditions, and Restrictions for Hickory plaza Office Townhomes of record in Book 6457, page 189, as amended in Book 7857, page 594, said Register's Office.

Rights of others in and to any common areas and/or elements.

The premises herein is a condominium established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et. seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and other easements now or hereafter established over, through, or upon, the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Declaration of record in Book 6457, page 189 as amended in Book 7857, page 594, and Master Deed of record in book 8000, page 910, said Register's Office, for Hickory Plaza office Townhouses establishing a Horizontal Property Regime of Hickory Plaza Office Townhouses.

Rights of tenants under unrecorded leases.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights of way for public utilities of record.

The address of the herein described property is believed to be 5722 Hickory Plaza Drive, Unit B-4 Nashville, Tennessee 37211, and is shown on all tax records as same.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION HAS BEEN PERFORMED OR REQUESTED AND THE LAW OFFICES OF LUVELL GLANTON SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLED EXAMINATION.

[Signatures on following page(s)]

IN WITNESS WHEREOF, we have hereunto set our signatures, on this the 6th day of March, 2020.

Yu Zhu Gong

Yu Zhu Gong

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 6th day of March, 2020, before me personally appeared Yu Zhu Gong, Bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

LUVELL L. GLANTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 5/3/2021

[Signature on following page]

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater is One Dollar ($1.00), which amount is equal to or greater than the amount the property or interest in property transferred would command at a fair and voluntary sale.

Zenith Real Estate Holdings, Inc.

By: Winston H. Griner Sr. MD

Printed Name: Winston H. Griner Sr. MD

Title: Manager

Sworn to and subscribed before me this 6th day of March, 2020.

LYNDA CLANTON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 5/3/2021