QUITCLAIM DEED

APRIL BLACKWELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF March, 2020.

Notary Public

MY COMMISSION EXPIRES: 6-20-2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
HERBERT & LUX, PLLC
414 Union St., Ste. 1215
Nashville, TN 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hong Xu	**Hong Xu**	
(NAME) **11115 Affinity Ct., #2**	(NAME) **11115 Affinity Ct., #2**	**MAP: 104-11-D**
(ADDRESS) **San Diego, CA 92131**	(ADDRESS) **San Diego, CA 92131**	**Parcel: 6.00**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **XINGKUI GUO**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO, **HONG XU**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Being Unit No. 6 on the plan of The Columns, said plan being an Exhibit to the Master Deed for The Columns Homeowner's Association of record in Book 6182, Page 943, and rerecorded in Book 6922, page 364, Register's Office for Davidson County, Tennessee.

This being the same property conveyed to Jane Y. Wu by Deed from Katherine B. Etue and Christopher T. Etue dated August 14, 2003, filed of record on August 23, 2003 in Instrument No. 20030820-0120693, in the aforesaid Register's Office.

This being the same property conveyed to Xingkui Guo by Warranty Deed from Jane Y. Wu dated June 19, 2006, filed of record on June 23, 2006 in Instrument No. 20060623-0075060, in the aforesaid Register's Office.

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) Any and all matters as shown on the plan of record in Plat Book 6182, Page 943; Book 6922, Page 364, Register's Office for Davidson County, Tennessee.

This is improved property knowns as 2121 Fairfax Ave., Unit No. 6, Nashville, TN 37212

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, their heirs and assigns forever; and we do covenant with the GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural and the plural the singular, and the use of any gender shall be applied to all genders.

It is expressly agreed by the parties hereto that all taxes for the year 2019 shall be paid by the GRANTEE.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

*****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*****

Karen Johnson Davidson County
Batch# 373110 DEEDQC
03/16/2020 03:53:09 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200316-0029122

Witness our hands this the 9th day of March, 2020.

HONG XU

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF STATE OF CALIFORNIA
COUNTY OF COUNTY OF SAN DIEGO

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HONG 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 9 day of March, 2020.

Notary Public

My Commission Expires: March 31, 2021.

BREELLA FOX
Notary Public - California
San Diego County
Commission # 2189069
My Comm. Expires Mar 31, 2021

Witness our hands this the 20th day of February, 2020.

XINGKUI GUO

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, XINGKUI GUO, 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 20th day of Feb, 2020.

Notary Public

LUKE BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
11/06/2022