QUITCLAIM DEED

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)
Xingkui Guo	**Xingkui Guo**	
(NAME) **4617 Mountainview Drive**	(NAME) **4617 Mountainview Drive**	**MAP: 145-02**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS) **Nashville, TN 37215**	**Parcel: 77.00**
(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, WE, **HONG XU AND XINGKUI GUO**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO, **XINGKUI GUO**, 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:

Land in Davidson County, Tennessee, being Lot No. 1-B on the Plan of Zone Lot Division Lot 1, Seven Hills, Section 11 of record in Book 4885, Page 183, as amended in Book 6250, Page 529, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Eddie Long and spouse, Connie Jo Long by Deed of record in Book 8994, Page 952, said Register's Office.

Being the same property conveyed by Warranty Deed from James Eddie Long and spouse, Connie Jo Long to Hong Xu and Husband Xingkui Guo, dated August 17, 2004, filed of record on August 20, 2004 in Instrument No. 20040820-100842, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the prior year and future taxes have been assumed by the Grantee herein.

This is improved property known as 4617 Mountainview Drive, Nashville, Tennessee 37215

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.

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

20200316-0029123

*****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*****

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

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

My Commission Expires:

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