Instrument prepared by:
MICHAEL K. WALKER
Attorney at Law
341 Harrison Street
Nashville, Tennessee 37219

Karen Johnson Davidson County
Batch# 390906 DEEDQC
04/23/2020 03:15:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200423-0042922

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
JIAN SUN 67 RAVENWOOD HILLS CIRCLE NASHVILLE, TN 37215	FIFTH THIRD BANK P.O. BOX 2167 JACKSONVILLE, TN 32232-004	131-06-0C-053.00-CO

KNOW ALL MEN BY THESE PRESENTS:

That MINGQI TAN, Grantor, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed in the Third Circuit Court for Davidson County, Tennessee, Docket No. 19D2022 between, JIAN SUN, Plaintiff, and MINGQI TAN, Defendant, does hereby demise, release, and forever quitclaim unto the said, JIAN SUN, her heirs successors and assigns, all of his title, interest, and estate, legal and equitable, in and to a tract or parcel of land located in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 92 on the Plan of Burton Hills Village Ravenwood, Tract 20 of record in Plat Book 6900, Page 363, amended in Book 7436, Page 795 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert H. McCorkle, unmarried by Warranty deed from Dale Steven Carmichael and wife, Phyllis J. Carmichael of record in Instrument No. 20060320-0031918 Register's Office for Davidson County, Tennessee, dated March 17, 2006 and recorded on March 20, 2006.

Being the same property conveyed to MingQi Tan and Jian Sun, husband and wife by Warranty Deed from Robert H. McCorkle and wife, Carol McCorkle, of record in Instrument No. 20180621-0060126, recorded on June 21, 2018 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record

This is improved property known as 67 Ravenwood Hills Circle, Nashville, TN 37215

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEEDS OF RECORD

THIS DOCUMENT CONSISTS OF 2 PAGES,
EACH INITIALED BY THE AFFIANT/ACKNOWLEDGER.

MT

The said JIAN SUN hereby agrees to pay and agrees to hold MINGQI TAN harmless from one original Deed of Trust in favor of CapStar Bank and now TIAA Bank, said note bearing an original unpaid principal balance of $476,000.00, as evidenced by a Deed of Trust of record filed with Instrument No. 20180621-0060127, recorded on June 21, 2018 in the Register's Office for Davidson County, Tennessee.

The actual consideration on this transfer is $0. Exempt pursuant to T.C.A. 67-4-409(3).

STATE OR COUNTRY OF People's Republic of China Municipality of Beijing Embassy of the United States of America) SS:
CITY/COUNTY/PROVINCE OF))

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named MINGQI TAN, the Grantor, with whom I am personally acquainted, who acknowledged to me that he executed the within instrument for the purposes therein contained.

MINGQI TAN
Grantor

Bilal Totayo
Consular Assistant
Embassy of the United States of America
Beijing, People's Republic of China

Sworn to and subscribed before me
this ___ day of 18 DEC 2019, 20___.

NOTARY PUBLIC

PRESIDENTIAL COMMISSIONS DO NOT EXPIRE

My Commission Expires: _____

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named JIAN SUN, the Grantee, with whom I am personally acquainted, who acknowledged to me that she executed the within instrument for the purposes therein contained.

JIAN SUN
Affiant/Grantee

Sworn to and subscribed before me
this 15th day of January, 2020.

NOTARY PUBLIC

KEBBYN M. JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

My Commission Expires: 01/03/2022

This instrument prepared from information provided by the parties involved.

True Copy Certification

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

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.