Karen Johnson Davidson County
Batch# 409768 DEEDQC
06/03/2020 01:46:40 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200603-0057128

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd Suite 130
Nashville, TN 37215

No title search was performed in the preparation of this Quitclaim Deed.

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer is: $-0-.

M. Spitzfaden
Affiant

Subscribed and sworn to before me, this 2nd day of June 2020.

Notary Public

My Commission Expires: SEPTEMBER 7, 2021

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Zhongyi Chen 736 General George Patton Road Nashville, TN 37221	New Owner	142 09 0F 736.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Ellen Ranpeng Chen** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **Zhongyi Chen** their heirs and assigns all of their rights, title and interest in the real property in the County of Davidson State of Tennessee, and more particularly described as follows:

Being Unit No. 736 on the Plan Amended Condominium Apartments Final Plat River Plantation, Phase II, Section VIII of record in Plat Book 6900, Page(s) 514-517, Amended in Plat Book 6900, Page 654-657, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. Subject to easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

Being the same property conveyed to Ellen Ranpeng Chen from Fannie Mae a/k/a Federal Natoinal Mortgage Association by Special Warranty Deed recorded on July 14th, 2014 in Instrument No. 20140714-0061511, in the Register's Office of Davidson County, Tennessee.

Subject property is not the primary, marital residence of Grantor.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2020 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of May 2020.

Ellen Ranpeng Chen

STATE OF Texas)
COUNTY OF Collin)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ellen Ranpeng Chen,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of May 2020.

Rosanne Kachurak
Notary Public

My Commission Expires: 8/12/2023

