Karen Johnson Davidson County
Batch# 436625 DEEDQC
07/13/2020 01:19:15 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200713-0076350

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

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
JIAN SUN 917 GLENRIDGE LANE NASHVILLE, TN 37221	FIFTH THIRD BANK P.O. BOX 630412 CINCINNATI, OH 45263-0412	142130B12700CO

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. 127 on the Plan of Final Plat, Resubdivision Lots 114 through 130 & 131A, Riverside, Phase 3, of record in Instrument No. 200401080003094, Register's Office of said County, to which reference is hereby made for a more particular description.

BEING the same property conveyed to Roncie Fernandes and wife, Michelle Fernandes, by deed from NVR, Inc., A Virginia Corporation, Trading as Fox Ridge Homes, dated 12/30/2002 of record in Instrument No. 200301070002520, Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to MingQi Tan and wife, Jian Sun by Warranty Deed from Roncie Fernandes and wife, Michelle Fernandes of record in Instrument No. 20081031-0108870, recorded on October 31, 2008 in the Register's Office for Davidson County, Tennessee.

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 917 Glenridge Lane, Nashville, TN 37221

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

The said JIAN SUN hereby agrees to pay and agrees to hold MINGQI TAN harmless from one original Deed of Trust in favor of Fifth Third Bank, said note bearing an original unpaid principal balance of $162,000.00, as evidenced by a Deed of Trust of record filed with Instrument No. 20121101-0100250, recorded on November 1, 2012 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~~) SS:
CITY/COUNTY/PROVINCE OF States of America)

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

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

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

PRESIDENTIAL COMMISSIONS DO NOT EXPIRE

NOTARY PUBLIC

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

My Commission Expires: 01/07/2022

This instrument prepared from information provided by the parties involved.

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

MT