Name and Address of New Owner:
Luxury Club, LLC
714 Hillwood Blvd
Nashville, TN 37205

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 10309008900

Karen Johnson Davidson County
Batch# 461774 DEEDQC
08/21/2020 11:19:57 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200821-0094599

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Qintian Wang, a single person,** "the Grantor," convey and quitclaim unto **Luxury Club, LLC, a Tennessee limited liability company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 93 on the Plan of Hillwood Estate, Section Six of record in plat Book 2133, Page 96, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 93 fronts 150 feet on the Northwesterly margin of Vine Ridge Drive and extends back 191.9 feet on Southwesterly line and 199.1 feet on the Northeasterly line to a broken line in the rear, measuring 150.44 feet thereon.

Being the same property conveyed to Luxury Club, LLC, a Tennessee limited liability company by Warranty deed from Music City Holdings, LLC dated 2/27/2018 and filed of record in Instrument No. 20180307-0021500, in the Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Qintian Wang, a single person by Quitclaim Deed from Luxury Club LLC, Qintian Wang, Member, dated February 14, 2019, of record in Instrument No. 20190214-0013969, Register's Office, Davidson County, Tennessee.

Improved property known as: 5806 Vine Street, Nashville, TN 37205

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 3rd day of August, 2020.

_____(SEAL)
Qintian Wang

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Qintian Wang**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 3rd day of August, 2020.

_____
Notary Public
My commission expires: 11.8.2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **-0-**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
3rd day of August, 2020.

_____
Notary Public
My commission expires: _____

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

File # 20-1305