Karen Johnson Davidson County
Batch# 463444 DEEDQC
08/25/2020 03:12:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200825-0096329

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **John Jinzhong Sheng** ("Grantors"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Gina Jie Yao,** (Grantee), all of our rights, title, and interests in the following described real property, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. E-103 and E107 of Caldwell Court Condominiums, created under Title 66, Section 27-101, et seq., as amended, Tennessee C ode Annotated, and as established by a Master Deed and By-Laws of record in Book 6188, Page 744, as amended in Instrument No. 20070509-0055551 and Instrument No. 20071011-0120947, in the Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Caldwell Court Condominiums set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said unit.

FOR INFORMATION PURPOSES ONLY: 550 Harding Place E103 & E107, Nashville, TN 37211

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Warranty Ded of record at Instrument Number 20200820-0094271 in said Register's Office.

IN TESTIMONY WHEREOF I have executed this instrument the 19 day of **August, 2020.**

John Jinzhong Sheng

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **John Jinzhong Sheng,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19 day of **August, 2020.**

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/08/2022

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN before me this the 19 day of **August, 2020.**

NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/08/2022

PROPERTY ADDRESS:	**550 Harding Place E103** **Nashville, TN 37211**
TAX PARCEL NO.:	**147020B08500CO** and 147020B08900CO
PROPERTY OWNER: OWNER'S ADDRESS:	**Gina Jie Yao** 1021 Warren Street **Nashville. TN 37208**
MAIL TAX BILLS TO:	**Gina Jie Yao** 1021 Warren Street **Nashville. TN 37208**

Certificate of Authenticity

I, Venikka Branch, 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, Cari Allen a notary public for this county
And state, Venikka Branch 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: 7-5-21

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-5-2021