Karen Johnson Davidson County
Batch# 516700 DEEDQC
11/13/2020 02:52:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20201113-0134472

QUITCLAIM DEED

MAIL RECORDED DEED TO:

YOU CHEN
SUQIN LING
2606 WOODLAWN DRIVE
NASHVILLE, TN 37212

OWNER (SEND TAX BILLS TO):

YOU CHEN
SUQIN LING
2606 WOODLAWN DRIVE
NASHVILLE, TN 37212

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, YOU CHEN, a married man, joined by his spouse, SUQIN LING (herein, "Grantor"), whose address is 2606 Woodlawn Drive, Nashville, TN 37212, hereby bargains, sells, remises, releases, quit claims and conveys to YOU CHEN and SUQIN LING, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 2606 Woodlawn Drive, Nashville, TN 37212, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 2606 Woodlawn Drive, Nashville, TN 37212

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(A) as it is a transfer between spouses in accordance with that section.

WITNESS my hand and seal this 22 day of OCTOBER, 20 20.

PIN NO: 104 15 0 364.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511
FILE # CF-TN-134733

GRANTOR:

YOU CHEN

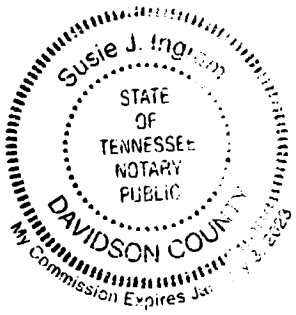
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, YOU CHEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of October, 2020

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 01/03/2023



GRANTOR:

SUQIN LING

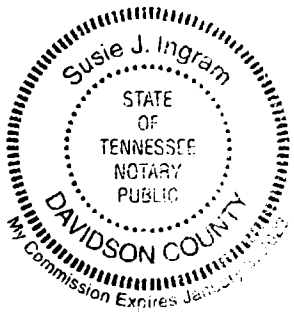
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, SUQIN LING, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of October, 2020

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 01/03/2023



OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $10.00.

Grantee:

Grantee signature: _____
YOU CHEN

Subscribed and sworn to under oath before me, this 22nd day of October, 2020 by YOU CHEN.

[Affix Notary Seal]

Susie J. Ingram
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Jan 3, 2023

SIGNATURE OF NOTARY PUBLIC
My commission expires: 01/03/2023

Grantee:

Grantee signature: _____
SUQIN LING

Subscribed and sworn to under oath before me, this 22nd day of October, 2020 by SUQIN LING.

[Affix Notary Seal]

Susie J. Ingram
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Jan 3, 2023

SIGNATURE OF NOTARY PUBLIC
My commission expires: 01/03/2023

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being the Westerly 50 feet of the Southerly half of Lot Number 20 on the Plan of Belair of recorded in Plat Book 332, Page 6, in Register's Office for David County, Tennessee, described as follows;

Said part of said Lot fronts 50 feet on the Northerly side of Woodlawn Avenue (formerly Known as Belair Avenue) and runs back between parallel lines measuring 192 feet to a dead line.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Document No. 20190513-0044459, on May 13, 2019.

PIN NO: 104 15 0 364.00

STREET ADDRESS:

2606 WOODLAWN DRIVE, NASHVILLE, TN 37212

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

20-039858 (CM)

True Copy Certification

I, Perre M. Cabell, 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 Mississippi

County of Hancock

Personally appeared before me, Neisha L. Schwartz, a notary public for this county and state, Perre M. Cabell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Neisha L. Schwartz
Notary's Signature

My Commission Expires: 12/2/2022
Notary' Seal (if on paper)

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 126167
NEISHA L. SCHWARTZ
Commission Expires
Dec. 2, 2022
HANCOCK COUNTY