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

Karen Johnson Davidson County
Batch# 524575 DEEDQC
12/04/2020 08:39:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20201204-0140915

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 Sheng ("Grantor"), a married man, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto Gina Yao,(Grantee), a married woman all of his rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 175 on the Plan of Trinity Hills Village, Section Two, First Addition of record in Book 4460, Pages 45 and 46, 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. 175 fronts 60.0 feet on the Easterly side of Old Matthews Road and extends back 120.0 feet on the Northerly line and 124.3 feet on the Southerly line to a dead line in the rear, measuring 60.2 feet thereon.

FOR INFORMATION PURPOSES ONLY: 2800 Old Matthews Road, Nashville, TN 37207

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 Deed of record at Instrument Number **20200204-0012887** in said Register's Office. Grantors intent is to convey any and all marital rights he may have is said property.

IN TESTIMONY WHEREOF I/we have executed this instrument the 9th day of November 2020.

John Sheng

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, John 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 9 day of ~~October~~ November, 2020.

Melissa Denton
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-4-21

MELISSA DENTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Jan. 4, 2021

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

SUBSCRIBED AND SWORN before me this the 9th day of **October, 2020.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PROPERTY ADDRESS:	**2800 Old Matthews Rd.** **Nashville, TN 37207**
TAX PARCEL NO.:	**05916021000**
PROPERTY OWNER: OWNER'S ADDRESS:	**Gina Yao** **1021 Warren Street** **Nashville, TN 37208**
MAIL TAX BILLS TO:	**Owner at owner address**

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, ASHLEE D PAGE a notary public for this county and state, EMILY REED who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022