Name and Address of New Owner:
Rich Harris
4525 Harding Pike Suite 257
Nashville, TN 37205

Karen Johnson Davidson County
Batch# 540177 DEEDQC
12/22/2020 01:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201222-0152274

Send Tax Bills To:
NEW OWNER

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Map & Parcel No: 081-07-0-018.00

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, **Ke Qin, single,** "the Grantors," convey and quitclaim unto **Rich Harris,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 26 on the Plan of A. C. Dudley's Subdivision of the McDaniel Tract, as of record in Book 161, page 10, Register's Office for said County.

Said Lot 26 fronts 50 feet on the Southerly side of Cass, formerly "A", Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Ke Qin by Warranty Deed from Frank Beasley and Dorothy Beasley, husband and wife, of record in Instrument No. 20201014-0119422, Register's Office for Davidson County, Tennessee, dated October 13, 2020 and recorded on October 14, 2020.

Being also known as 1705 Cass Street Nashville, Tennessee 37208.

Grantors 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).

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, 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, Grantors have executed this Quitclaim Deed on the 21st day of December, 2020.

_____(SEAL)
Ke Qin

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Ke Qin**, 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 21st day of December, 2020.

TAYLOR ANDERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 3, 2023

_____
Notary Public
My commission expires: 07-03-2023

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
21st day of December, 2020.

CRYSTAL M. HENRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My commission expires: 9/2/24

File # 2020-303

True Copy Certification

I, Matthew Anderson, 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, Claire Jenkins, a notary public for this county and state, Matthew Anderson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Claire H. Jenkins Notary's Signature

My Commission Expires: 10/2/23

