Karen Johnson Davidson County
Batch# 554996 DEEDQC
01/15/2021 11:09:12 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210115-0007127

THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

No title search was performed in preparation of this Quitclaim Deed.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for ~~this transfer~~ is: $0.00.

_____
Affiant

Subscribed and sworn to before me, this 14th day of January, 2021.

_____
Notary Public

My Commission Expires: 5/7/24

RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Kejia Hu 300 Ashcroft Place Nashville, TN 37215	New Owner	Map and Parcel No.: 116-12-120.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **YUCHE CHEN AND KEJIA HU, a married couple** (hereinafter collectively referred to as the "Grantor") do hereby quitclaim, transfer and convey to **KEJIA HU, a married woman**, her heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Ashcroft Place, of record in Book 7900, page 452 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to YUCHE CHEN AND KEJIA HU, a married couple, by Warranty Deed from M. TAYLOR HARRIS, JR. AND WIFE, MARY ANN HARRIS, dated June 9, 2017 and recorded June 22, 2017 and of record in Instrument No. 20170622-0063050, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **300 Ashcroft Place, Nashville, TN 37215**

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of **January, 2021.**

Yuche Chen

Kejia Hu

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Yuche Chen** and **Kejia Hu**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 14th day of January, 2021.

Notary Public

My Commission Expires: _____

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