:n Johnson Davidson County
Batch# 606646 DEEDQC
04/05/2021 11:15:27 AM 2 pgs
Fees: $13.00 Taxes: $481.00
20210405-0043860

This Instrument Prepared by:
XIAOREN LU
554 LESTER COURT
Brentwood, TN 37027
(615) 424-4477

STATE OF GEORGIA
COUNTY OF ~~GWINNETT~~ DeKalb

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -130,000.00-

Xiaoren Lu Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March, 2021.

FANTAEZIA GILCHRIST NOTARY PUBLIC Exp: Feb. 4, 2024 FULTON COUNTY, GA

NOTARY PUBLIC

MY COMMISSION EXPIRES: 02.04.2024

QUITCLAIM DEED

ADDRESS OF NEW OWNER
TIAN LU
39939 Stevenson Common
Apt. 2016 Fremont, CA 94538

SEND TAX BILLS TO:
SAME

MAP & PARCEL
149 02 0B 111.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I, **XIAOREN LU,** hereinafter referred to as Grantor do hereby convey, remise, release and forever quitclaim our right, title and interest, unto, **TIAN LU,** my right, title and interest, unto, hereinafter referred as Grantee, her Heirs and Assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Being Lot No. 181-A, on the Plan of Zone Lot Division of Lots 181 thru 186, 192 and 196 thru 202, Piccadilly Square, Phase II, of record in Plat Book 6900, Page 14, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Xiaoren Lu by Quitclaim Deed from U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR ASSET BACKED SECURITIES CORPORATION HOME EQUITY LOANTRUST, SERIES OOMC 2006-HE3, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES OOMC 2006-HE3, dated August 11, 2011, recorded on August 26, 2011, of record in Instrument Number 20110826-0066060, Register's office for Davidson County, Tennessee.

Property Address is: 917 STRAND FLEET DR., ANTIOCH, TN 37013

Subject to such restrictions, encumbrances, and limitations as may affect the premises. The Grantor makes no warranties as to the state of the title to the property but acquits any claim that the Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

Together with all improvements, tenements, hereditaments and appurtenances, all easements serving or benefiting the property, and any or all fixtures and improvements now or hereafter attached to the property.

Witness my hand this the 27th day of March, 2021.

XIAOREN LU

STATE OF GEORGIA
COUNTY OF ~~GWINNETT~~ Dekalb

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **XIAOREN LU**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 27th day of March, 2021.

Notary Public

My Commission Expires: 02.04.2024

FANTAEZIA GILCHRIST NOTARY PUBLIC Exp. Feb. 4, 2024 FULTON COUNTY, GA