Karen Johnson Davidson County
Batch# 614411 DEEDQC
04/14/2021 10:00:29 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210414-0049676

THIS INSTRUMENT PREPARED BY:
JANICE STANLEY WALDEN
ATTORNEY AT LAW
P. O. BOX 121541
ACKLEN STATION
NASHVILLE, TN 37212

ADDRESS NEW OWNER: **ANDREW C. GUINN**
7445 Riverland Drive
Nashville, TN 37221

Send Tax Bills to: **PennyMac**
PO Box 514387
Los Angeles, CA 90051-4387

MAP AND PARCEL: **126160A62600CO**

QUIT CLAIM DEED

For and in consideration of the financial settlement of the parties as reflected in the Marital Dissolution Agreement incorporated into the final decree of divorce in the case of ANDREW CODY GUINN V. YAQIAN LIU GUINN, Docket No. 21D-134, in the Fourth Circuit Court of Davidson County, granted March 31, 2021, the receipt of which is hereby acknowledged, Yaqian Liu, formerly Yaqian Liu Guinn, Grantor, does hereby bargain, sell, remise, quitclaim, transfer and convey unto Andrew C. Guinn, Grantee, his heirs successors and assigns, forever, all right, title and interest in and to the following described real estate located in Davidson County, State of Tennessee, to-wit:

Lot 381, Final Plat of Riverwalk Phase 4C, as shown on plan of record in Instrument No. 20060328-0035052, Register's Office for Davidson County, Tennessee.

This the same description as in the previous deed of record

Being the same property conveyed to Andrew C. Guinn and Yaqian Guinn, husband and wife, by Warranty Deed dated July 13, 2018, from Todd R. Gledhill and Kathryn M. Justice, husband and wife, of record, Instrument No. 20180718-0069993, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property, known as 7445 Riverland Drive, Nashville, TN 37221.

IN TESTIMONY WHEREOF I have executed this instrument this the 10th day of April 2021.

Yaqian Liu

YAQIAN LIU

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Yaqian Liu, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Quit Claim Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 10th day of April 2021.

Tracy L. Umeda

NOTARY PUBLIC

TRACY L. UMEDA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: October 2, 2023

This is a tax-exempt transfer of appreciated Property between spouses as provided in the final decree of divorce. TCA 4-409