Karen Johnson Davidson County
Batch# 642332 DEEDQC
05/21/2021 01:19:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20210521-0069538

THIS INSTRUMENT PREPARED BY:	WHEN RECORDED RETURN TO:	Send Tax Bills To Grantee(s) at:	Map & Parcel No.
Carolyn Dale Attorney at Law*, c/o Betters Law Firm PLLC, 800 Town & Country Blvd, Suite 500, Houston, TX 77024	Attorneys Title Agency 31440 Northwestern Hwy., Suite 100 Farmington Hills, MI 48334	Jiayang Wu 510 South 9th Street, Nashville, TN 37206	093 04 0 061.00

QUITCLAIM DEED

FOR ZERO DOLLARS ($0.00), and other good and valuable consideration, given by Jiayang Wu, a single woman, whose address is 510 South 9th Street, Nashville, TN 37206 ("Grantee(s)"), the receipt and sufficiency all of which is hereby acknowledged, Jiayang W. Bolds, now known as Jiayang Wu, and Sheldon Lamont Bolds II, formerly wife and husband, whose address is 510 South 9th Street, Nashville, TN 37206, ("Grantor(s)"), does hereby quitclaim and convey unto Grantee(s), Grantee's heirs, and assigns (if applicable), all of Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

BEING LOT NO. 2 ON THE MAP OF G.N. TILLMAN'S SUBDIVISION OF LOTS NOS. 256, 257, 258 AND 259 IN WILLIAMS 2ND ADDITION TO EDGEFIELD, NOW EAST NASHVILLE, OF RECORD IN BOOK 57, PAGE 138, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION. SUBJECT TO ALL MATTERS AS SHOWN ON THE PLAN OF RECORD IN BOOK 57, PAGE 138, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE.

The legal description was obtained from a previously recorded instrument or from the title commitment generated for this transaction.

Being the same real estate conveyed to Grantor by instrument recorded on 01/04/2017 at Instrument Number 20170104-0000630 in the Register's Office of Davidson County, Tennessee.

Commonly known as 510 South 9th Street, Nashville, TN 37206. This address is provided for informational purposes only.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. AND, subject always to those liens, easements, encumbrances and exceptions of record.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

This deed is made pursuant to the Final Judgment of Divorce dated 3/2/2021 in Case No. 19D-1978 in the Third Circuit Court for Davidson County, Tennessee.

[Signature Page Follows]

ATA File No. TN-21775748-NLS

GRANTOR(S):

Sheldon Lamont Bolds II

ACKNOWLEDGMENT

STATE OF ~~TENNESSEE~~ SC

COUNTY OF Beaufort

Personally appeared before me, Patricia McMorrow, notary public, Sheldon Lamont Bolds II, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of April, 2021

Notary Public

Patricia McMorrow

Notary Public Name (Printed)

My Commission Expires: 9-24-2028

PATRICIA MCMORROW NOTARY PUBLIC SOUTH CAROLINA

GRANTOR(S):

Jiayang W. Bolds, now known as Jiayang Wu

ACKNOWLEDGMENT

STATE OF ~~TENNESSEE~~ NEW York

COUNTY OF Queens

Personally appeared before me, Robert Barlow, notary public, Jiayang W. Bolds, now known as Jiayang Wu, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of April, 2021.

Notary Public

Robert Barlow

Notary Public Name (Printed)

ROBERT T. BARLOW
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01BA6404599
Qualified in Queens County
Commission Expires March 2, 2024

My Commission Expires: 3/2/2024

Information contained in this document was provided to the preparer by a party's agent. The preparer is not responsible for the closing, the execution of this document, the validity of any power of attorney used in conjunction with the closing, the collection of taxes, or the recording of this document. The preparer is not responsible for any typed or hand-written additions made to this document after its preparation. The preparer did not review a title search or provide legal advice regarding this document or the transaction. Any questions regarding this document should be directed to: Betters Law Firm PLLC, 800 Town & Country Boulevard, Suite 500, Houston, Texas 77024, info@betterslawfirm.com, 713-360-6290.

OATH OF CONSIDERATION

The actual consideration or value, whichever is greater, for this transfer is $0.00.

GRANTEE(S):

Jiayang Wu

ACKNOWLEDGMENT

STATE OF ~~TENNESSEE~~ of New York

COUNTY OF Queens

Personally appeared before me, Robert Barlow, notary public, Jiayang Wu, a single woman, the within named Grantee(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of April, 2021.

Notary Public

Robert Barlow

Notary Public Name (Printed)

ROBERT T. BARLOW
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01BA6404599
Qualified in Queens County
Commission Expires March 2, 2024

My Commission Expires: 3/2/2024

(For Recording Data Only)

True Copy Certification

I, Carol Varvatos , 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 Michigan

County of Oakland

Personally appeared before me, Kristy Brown, a notary public for this county and state, Carol Varvatos who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: July 6, 2024

Notary Seal (if on paper)

Kristy A. Brown
Notary Public, Oakland County, MI
My Commission Expires July 6, 2024
Acting in Oakland County