Karen Johnson Davidson County
Batch# 667932 DEEDQC
06/29/2021 02:16:57 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210629-0088206

Prepared by:
Cain & Associates, PLLC
7105 Crossroads Blvd
Brentwood, TN 37027

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

Subscribed and sworn to before me, this 29 **day of** Jun **, 2020.**

Notary Public
My commission expires: 6-23-25

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Xiu Fang Zhang	New Owner	P/O118-04-026.00
521A Camden Drive		
Nashville, TN 37211		

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Wruth, LLC a Tennessee limited liability company,** hereinafter referred to as Grantor(s), has bargained and sold, and do hereby convey, remise, release, and forever quitclaim unto **Xiu Fang Zhang** Grantee(s), their heirs and assigns, the trust's entire right, title, and interest in and to the real property described as follows:

A certain townhome located in Davidson County, Tennessee, being Unit No. A of 521 Camden Drive Townhomes, a Horizontal Property Regime with Private Elements established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101., et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Homes at 521 Camden Drive Townhomes, a Horizontal Property Regime of record in Instrument Number 202012100145075, in the Register's office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed toWruth, LLC by Quitclaim Deed from Wruth, LLC a Tennessee limited liability company and Ning Zhang an unmarried man, by Quitclaim Deed, dated November 5th, 2020 of record as Instrument No. 202012100145076, Register's Office for Davidson County, Tennessee.

This property is improved property known as: **521A Camden Dr Nashville, TN 37211**.

This deed was prepared in reliance upon the most recent deed in the chain of title and without performance of a title search. No representation of title is made by this deed or the preparation thereof.

This instrument and the interest released and quitclaimed are subject to limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 29 day of Jun, 2020.

Wruth, LLC
a Tennessee limited liability company

By: _____
Xiu Fang Zhang
Its: Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Xiu Fang Zhang** as **Authorized Representative** of **Wruth, LLC,** the within named bargainor, **a Tennessee limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such Authorized Representative.

Witness my hand, at office, this 29 day of June, 2020.

_____
Notary Public

My commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD