QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF July, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

JM-SB-DSJ-21-726

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
608 Shelby Avenu
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dian Shan Jiang	**NEW OWNER**	
(NAME) **726 Huntington Pkwy,**	(NAME)	**161-06-0-078.00**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ZHEN YU CHEN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DIAN SHAN JIANG** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Section 1, Huntington Park of record in Plat Book 4175, Page 10, amend in Plat Map Book 4536, Page 168 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 Chen Zhen Yu, Single by Special Warranty deed from Bayview Loan Servicing, LLC of record in Instrument No. 20130204-0011305 Register's Office for Davidson County, Tennessee, dated February 01, 2013 and recorded on February 04, 2013 and re-recorded on May 28, 2013 in Instrument No. 20130528-0053322.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **Improved** property known as: **726 Huntington Pkwy, Nashville, Tennessee 37211**.

Karen Johnson Davidson County
Batch# 675783 **DEEDQC**
07/13/2021 11:14:02 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210713-0093966

Witness my/our hand(s) this the 1 day of July, 2021.

zhenyu chen

Zhen Yu Chen

STATE OF NEW YORK
COUNTY OF New York

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

Witness my hand and official seal, this the .

Notary Public
My Commission Expires: August 30, 2022
(SEAL)

SELYNA D ENG
Notary Public, State of New York
No. 01EN6227450
Qualified in New York County
Commission Expires August 30, 2022

RETURN TO:

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206