THIS INSTRUMENT PREPARED BY: ***Yvette L. Meldrum, Attorney at Law*** **Mid-State Title & Escrow, Inc.** *Royal Oaks Trade Center* *128 Holiday Court, Suite 125* *Franklin, TN 37067* *(615) 790-3156* This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, LLC shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax related counsel. 2021-0826	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* Sworn to and subscribed to before me this 23 day of July, 2021. *Notary Public* *My commission expires:* 4-13-25

CHERYE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

Name and Address of New Owner:
1638 Nineteenth, LLC
860 Banbury Ln
Millbrae, CA 94030-1007

Send Tax Bills To:
1638 Nineteenth, LLC
860 Banbury Ln
Millbrae, CA 94030-1007

Karen Johnson Davidson County
Batch# 685914 DEEDQC
07/28/2021 02:22:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210728-0101705

Street Address of Subject Property:
1638 19th Ave S, 7
Nashville, TN, 37212

Parcel ID:
104-08-0R-007.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Donghong Xu and Suhua Ding, wife and husband**, hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **1638 Nineteenth, LLC, a Tennessee limited liability company,** hereinafter called "**GRANTEES,**" his/her/their heirs and assigns, all of his/her/their right, title and interest in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 7, 19th and Wedgewood, a Townhouse Planned Unit Development, a horizontal property regime with private elements, as shown in Declaration of Covenants, Conditions and Restrictions for 19th and Wedgewood, a Townhouse Planned Unit Development, of record in Instrument No. 20190913-0093144 and First Amendment of record in Instrument Number 20210416-0051507, 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 Margaret B. Gilchrist by Warranty deed from Frances L. Jameson, by Kent Angel, Conservator of record in Book 10831, page 413, Register's Office for Davidson County, Tennessee, dated March 06, 1998 and recorded on March 10, 1998.

Being the same property conveyed to Gremada RE, LLC, a North Dakota Limited Liability Company by Warranty deed from Margaret B. Gilchrist, unmarried of record in Instrument No. 20190619-0059018 Register's Office for Davidson County, Tennessee, dated June 17, 2019 and recorded on June 19, 2019.

Being the same property conveyed to Donghong Xu and Suhua Ding, wife and husband, by warranty deed of Gremada RE, LLC, a North Dakota Limited Liability Company of record in Instrument #20210618-0082683, Register's Office, Davidson County, TN dated June 10, 2021, recorded June 18, 2021. Being also known as 1638 19th Ave. S #7, Nashville, TN 37212.

WITNESS my hand this 23 day of July, 2021.

Grantor –Suhua Ding

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

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

WITNESS my hand and seal at office, this 23 day of July, 2021.

NOTARY PUBLIC

My commission expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

Being the same property conveyed to Margaret B. Gilchrist by Warranty deed from Frances L. Jameson, by Kent Angel, Conservator of record in Book 10831, page 413, Register's Office for Davidson County, Tennessee, dated March 06, 1998 and recorded on March 10, 1998.

Being the same property conveyed to Gremada RE, LLC, a North Dakota Limited Liability Company by Warranty deed from Margaret B. Gilchrist, unmarried of record in Instrument No. 20190619-0059018 Register's Office for Davidson County, Tennessee, dated June 17, 2019 and recorded on June 19, 2019.

Being the same property conveyed to Donghong Xu and Suhua Ding, wife and husband, by warranty deed of Gremada RE, LLC, a North Dakota Limited Liability Company of record in Instrument #20210618-0082683, Register's Office, Davidson County, TN dated June 10, 2021, recorded June 18, 2021. Being also known as 1638 19th Ave. S #7, Nashville, TN 37212.

WITNESS my hand this 23 day of July, 2021.

Grantor – Donghong Xu

STATE OF California]

COUNTY OF San Mateo]

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

WITNESS my hand and seal at office, this 23rd day of July, 2021.

NOTARY PUBLIC

My commission expires: Mar 3, 2025

JOSE ANDRES LUNA LOPEZ
COMM. # 2349990
NOTARY PUBLIC • CALIFORNIA
SAN MATEO COUNTY
Comm. Exp. MAR. 3, 2025

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 23, 2021.

Signature
July 23, 2021

State of Tennessee
County of Williamson

Sworn to and subscribed before me this July 23, 2021.

Notary's Signature

My Commission Expires: 4-13-25

