QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 691228 DEEDQC
08/05/2021 09:54:03 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20210805-0105245

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF August, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/5/25
(AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
BinLin Qin and Yun Lin	**BinLin Qin and Yun Lin**	
(NAME)	(NAME)	
509 Harpeth Park Dr	**101 Lynnbrook Ct**	**142-07-01-011.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	**Nashville, TN 37215**	
(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,

LOUISE FERGUSON ("GRANTOR")

HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

BINLIN QIN AND YUN LIN, HUSBAND AND WIFE ("GRANTEE")

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 UNIT 509, HARPETH PARK TOWNHOMES, AS SHOWN IN THE DECLARATION OF PROTECTIVE COVENANTS CONDITIONS AND RESTRICTIONS FOR HARPETH PARK TOWNHOMES, A TOWNHOUSE PLANNED UNIT DEVELOPMENT , HORIZONTAL PROPERTY REGIME, WITH PRIVATE ELEMENTS OF RECORD IN INSTRUMENT NUMBER 20150430-0038713, AS AMENDED IN INSTRUMENT NUMBER 20150615-0056309, 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 LOUISE FERGUSON, BY WARRANTY DEED FROM HARGROVE BOWLES, IV AND JENNIFER WOLFEM HUSBAND AND WIFE, OF RECORD IN INSTRUMENT NUMBER 20181211-0120540, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is improved property known as: **509 Harpeth Park Drive, Nashville, TN 37221**

Witness our hands this the 30 day of July, 2021.

Louise Ferguson

Louise Ferguson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal, this the 30 day of July, 2021.

Kate Nyquist

Notary Public
My Commission Expires:

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY