Karen Johnson Davidson County
Batch# 692557 DEEDQC
08/06/2021 02:19:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210806-0106400

Prepared by:
Cain & Associates, PLLC
206 Gothic Court, Ste 300
Franklin, TN 37067

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 5 day of Aug, 2021.

Notary Public
My commission expires: 6-17-2024

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Ning Zhang 521B Camden Drive Nashville, TN 37211	New Owner	118-04-0Y-002.00

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, **Ning Zhang an unmarried man,** hereinafter referred to as Grantor(s), has bargained and sold, and do hereby convey, remise, release, and forever quitclaim unto **Ning Zhang an unmarried man, and Weiwei Chen, an unmarried woman, tenants in common** 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. B 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 20201210-0145075, 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 to Wruth, LLC a Tennessee limited liability company and Ning Zhang an unmarried man, by Warranty Deed from Ryan P Stewart, dated October 3, 2018 of record as Instrument No. 20181005-0099125, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Ning Zhang, an unmarried man, by Quitclaim Deed from Wruth, LLC a Tennessee limited liability company, dated November 5, 2020 of record as Instrument No. 20201210-0145077, Register's Office for Davidson County, Tennessee.

This property is improved property known as: **521B 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 5 day of August, 2021.

Ning Zhang

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 **Ning Zhang**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 5th day of August, 2021.

Notary Public

My commission expires: 6-17-2024

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Trey Cain, 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 8.5.2021 (date of document).

Affiant Signature

8.5.2021
Date

State of TN

County of Willas

Sworn to and subscribed before me this 5 day of Aug, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 6.23.25

NOTARY'S SEAL

