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. 2021-1060	*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 9 day of August 2021. *Notary Public* *My commission expires:* 4-13-25

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

Name and Address of New Owner: **1812 Wedgewood, LLC** 121 13th Avenue Circle Nashville, TN 37212-2406	Karen Johnson Davidson County Batch# 694141 DEEDQC 08/10/2021 03:01:30 PM 3 pgs Fees: $17.00 Taxes: $0.00 20210810-0107906
Send Tax Bills To: Owner	
Street Address of Subject Property: 1812 Wedgewood Avenue Nashville, TN, 37212	**Parcel ID:** 104-08-0R-018.00-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, **Ace J Investment, LLC**, hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **1812 Wedgewood, LLC,** 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 18, of 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 Number 20190913-0093144 and First Amendment in Instrument Number 20210416-0051507, Second Amendment in Instrument Number 20210512-0064213, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Gremada RE, LLC, a North Dakota Limited Liability Company, by Warranty Deed from Stephen Allen Ray, Executor of the Estate of Kathleen W. Ray, of record in Instrument No. 20190619-0058946 Register's Office for Davidson County, Tennessee, dated June 17, 2019 and recorded on June 19, 2019.

And also being a portion of the 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 Ace J Investment, LLC, by Warranty Deed of Gremada RE, LLC, a North Dakota Limited Liability Company of record in Instrument #20210706-0090387, Register's Office, Davidson County, TN dated June 30, 2021, recorded July 6, 2021.

Being also known as 1812 Wedgewood Ave. Nashville, TN 37212.

WITNESS my hand this 9th day of August, 2021.

Shuqian Xu

Grantor – Shuqian Xu, Its Member

Dong Lian Sun

Grantor – Donglian Sun, Its Member

MICHAEL A VEST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 3, 2022

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Shuqian Xu, 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 9th day of August, 2021.

NOTARY PUBLIC

My commission expires: 1/3/2022

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Donglian Sun, 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 9th day of August, 2021.

NOTARY PUBLIC

My commission expires: 1/3/2022

MICHAEL A VEST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 3, 2022

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 August 9, 2021.

Signature
August 9, 2021

State of Tennessee
County of Williamson

Sworn to and subscribed before me this August 9, 2021.

Notary's Signature

My Commission Expires: 4-13-25

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