Karen Johnson Davidson County
Batch# 710182 DEEDQC
09/03/2021 02:28:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210903-0119034

Name and Address of New Owner:
Richard Harris
4525 Harding Road
Suite 257
Nashville, TN 37205

Send Tax Bills To:
NEW OWNER

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Map & Parcel No: 081-06-0-319

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ke Qin, unmarried,** "the Grantor," convey and quitclaim unto **Richard Harris,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being the easterly forty-three (43) feet of Lot No. 22 on the Plan of the A.C. Dudley Subdivision, as of record in Book 161, page 10, Register's Office for said County.

Being said part of Lot No. 22 fronts forty-three (43) feet on the southerly side of Cass Street and runs back between parallel liens one hundred fifty (150) feet to an alley.

Being being the same property conveyed to Charles Brooks and Thomas Brooks, with right of survivorship, by deed dated June 28, 2019, and recorded June 28, 2019, from Charles Brooks, of record in Instrument Number 20190628—0063281.

Further being the same property conveyed to Ke Qin, unmarried, by deed dated May 12, 2021, and recorded May 13, 2021, from Thomas Brooks, single, of record in Instrument Number 20210513-0064765, Register's Office for Davidson County, Tennessee.

Property Address: 1713 Cass Street Nashville, TN 37208

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 30th day of August, 2021.

_____(SEAL)
Ke Qin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of August, 2021, before me personally appeared Ke Qin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of August, 2021.



Notary Signature
My commission expires:

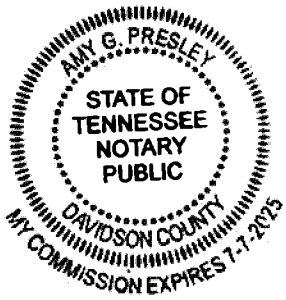
AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $-0-, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Ke Qin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 30th day of August, 2021.



Notary Signature
My commission expires:

TRUE COPY CERTIFICATION

I, Taylor Anderson, 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 8/30/21.

Taylor Anderson 9/1/2021

Signature Date

State of Tennessee

County of Davidson

Personally, appeared before me, Claire H Jenkins, a notary public for this county and state, Taylor Anderson, who acknowledges that this certification of an electronic document is true and correct and whose signature I witnessed.

Sworn to and subscribed to me this 1 day of September, 2021.

Claire H. Jenkins

Notary Signature

My commission expires: 10/2/23

CLAIRE H. JENKINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY