Karen Johnson Davidson County
Batch# 724856 DEEDQC
09/27/2021 02:46:37 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210927-0129660

Prepared By and Return To:
Concord Title
3000 Meridian Blvd., Suite 290
Franklin, TN 37067

State of Tennessee
County of William

The actual consideration of true value whichever is greater is
$0.00

Affiant

Subscribed and sworn to before me this 24th day of August, 2021.
My Commission Expires: 4/27/2025
Notary Public

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE EXAMINATION. CONCORD TITLE LLC, SHALL NOT BE RESPONSIBLE OR LIABLE FOR THE ACCURACY OF THE FACTS STATED HEREIN

# QUIT CLAIM DEED

| OWNER | SEND TAX BILLS TO: | MAP & PARCEL |
|---|---|---|
| **Mingfeng Bai**<br>**Yao Zhang**<br>**Ling Zhu**<br>**1235 Buckhead Dr**<br>**Brentwood, TN 37027** | **NEW OWNER** | **092-10-0M-013.00 CO** |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, We, **Mingfeng Bai and Yao Zhang,** HEREINAFTER CALLED THE GRANTOR, DO HEREBY QUITCLAIM, TRANSFER AND CONVEY ALL MY RIGHT, TITLE AND INTEREST UNTO, **Mingfeng Bai, as to a 25% undivided interest and Yao Zhang, as to a 25% undivided interest, and Ling Zhu, as to a 50% undivided interest, as Tenants in Common,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 13, on the plan of AXIS27, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of AXIS27, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190301-0019076, as amended in Instrument No. 20190502-0040851, Instrument No. 20190729-0074468 and Instrument No. 20200706-0072542, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description thereof.

Being the same property conveyed to Mingfeng Bai and Yao Zhang and Yao Zhang by Special Warranty Deed from RSD 27th Avenue, LLC, a TN limited liability company, dated February 3, 2021, of record in Instrument No. 20210212-0020404, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to RSD 27th Ave, LLC, a Tennessee Limited Liability Company by Special Warranty Deed from THEAM ASSOCIATES, LLC, a Tennessee Limited Liability Company, dated August 10, 2018, of record as Instrument No. 20180815-0080935 by Quitclaim Deed of record in Instrument No. 20180815-0080936 and by Quitclaim Deed and Instrument of Consolidation of record as Instrument No. 20190301-0019075, dated February 27, 2019, said Register's Office. Power of Attorney recorded in Instrument No. 20210212-0020403, Register's Office for Davidson County, Tennessee.

Being also known as 501 27th Avenue North #5, Nashville, TN 37209

*This conveyance is made subject to any and all matters, restrictions and/or easements of record.*

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness my hand this 24th day of August, 2021.

**Yao 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 Yao Zhang, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at FRANKLIN, TENNESSEE, this 24th day of August, 2021.

Notary Public

Commission Expires: 4/27/2025

Mingfeng Bai by Yao Zhang, attorney in fact.

**Mingfeng Bai by Yao Zhang, attorney in fact**

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Yao Zhang, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mingfeng Bai, and who acknowledged that he executed the same as the free act and deed of said Mingfang Bai.

Witness my hand and official seal at FRANKLIN, TENNESSEE, this 24th day of August, 2021.

Notary Public

Commission Expires: 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON