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. 2021-0826	*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 21 day of Sept., 2021. *Notary Public* *My commission expires:* 4-18-25

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

Name and Address of New Owner: Suhua Ding and Donghong Xu, Trustees of The Eric and Jeffrey Family Trust dated April 29, 2011 860 Banbury Ln Millbrae, CA 94030-1007	
Send Tax Bills To: Suhua Ding and Donghong Xu, Trustees of The Eric and Jeffrey Family Trust dated April 29, 2011 860 Banbury Ln Millbrae, CA 94030-1007	Karen Johnson Davidson County Batch# 726018 DEEDQC 09/29/2021 08:49:30 AM 3 pgs Fees: $17.00 Taxes: $0.00 20210929-0130522
Street Address of Subject Property: 1638 19th Ave S, 7 Nashville, TN, 37212	**Parcel ID:** 104-08-0R-007.00-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, **1638 Nineteenth, LLC, a Tennessee limited liability company**, hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **Suhua Ding and Donghong Xu, Trustees of The Eric and Jeffrey Family Trust, dated April 29, 2011,** 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 7, 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 No. 20190913-0093144 and First Amendment of record in Instrument Number 20210416-0051507, 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 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 Donghong Xu and Suhua Ding, wife and husband, by warranty deed of Gremada RE, LLC, a North Dakota Limited Liability Company of record in Instrument #20210618-0082683, Register's Office, Davidson County, TN dated June 10, 2021, recorded June 18, 2021. Being also known as 1638 19th Ave. S #7, Nashville, TN 37212.

Being the same property conveyed to 1638 Nineteenth, LLC, a Tennessee limited liability company by Quitclaim deed from Donghong Xu and Suhua Ding, wife and husband of record in Instrument No. 20210728-0101705, Register's Office for Davidson County, Tennessee, dated July 23, 2021.

WITNESS my hand this 21 day of September, 2021.

Grantor – Donghong Xu, Member

Grantor – Suhua Ding, Member

STATE OF CALIFORNIA
COUNTY OF San Mateo

Darshanaben Patel, Notary Public

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donghong Xu and Suhua Ding, Members, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Members of the maker, and that they, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

WITNESS my hand and seal at office, this September 21, 2021.

D. A. Patel
NOTARY PUBLIC

My commission expires: Aug. 22, 2025

DARSHANABEN PATEL
COMM. # 2371922
NOTARY PUBLIC - CALIFORNIA
ALAMEDA COUNTY
COMM. EXPIRES AUG. 22, 2025

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 September 21, 2021.

Signature
September 21, 2021

State of Tennessee
County of Williamson

Sworn to and subscribed before me this September 21, 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