BOX 10-A

This Instrument Prepared By:
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 752339 DEEDQC
11/10/2021 09:09:47 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20211110-0149957

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
The Jiang and Huang Family Trust 9140 Meadowrun Ct. San Diego, CA 92129	New Owner	174 11 0A 416.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid We, **YING HUANG AND TIANHAO JIANG, WIFE AND HUSBAND AS JOINT TENANTS** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **THE JIANG AND HUANG FAMILY TRUST,** its successors and assigns to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 400 on the Plan of Plat Cluster-Lot Subdivision, Cane Ridge Farms, Phase Six, Section Two, as shown by plat appearing of record in Instrument Number 20060216-0018813 and re-recorded in Instrument Number 20060531-0063598, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete description of said lot.

Being the same property conveyed to Colin C. Peterson, Alicia Lark Fuss, and Kent G. Peterson, as Joint Tenants with rights of Survivorship, by Warranty Deed from Celebration Homes, LLC, of record in Instrument No. 20100623-0048904, in the Register's Office of Davidson County, Tennessee, dated June 22, 2010 and recorded on June 23, 2010.

Being the same property conveyed to Ying Huang and Tianhao Jiang, wife and husband as Joint Tenants by Warranty Deed from Colin C. Peterson, Alicia Lark Fuss, and Kent G. Peterson, as Joint Tenants with rights of Survivorship, dated October 20, 2021, of record in Instrument No. 20211022-0141944, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property is known as 2445 Haskell Drive, Antioch, TN 37013.

Witness my hand this 8 day of November, 2021

YING HUANG

TIANHAO JIANG

STATE OF CALIFORNIA
COUNTY OF San Diego

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ying huang and Tianhao Jiang with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8 day of November, 2021.

J. J. ORTEGA-MALDONADO
COMM. #2341734
Notary Public - California
San Diego County
My Comm. Expires Jan. 16, 2025

Commission expires: Jan. 16, 2025

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 9th day of November, 2021.

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public