THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 769265 DEEDQC
12/07/2021 11:46:44 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20211207-0162039

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map/Parcel:
14th Ave. LLC 1647 Highfield Lane Brentwood, TN 37027-3314	New Owner	093-13-0-313

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Yejia Xue, by these presents does hereby quitclaim and convey unto 14th Ave. LLC, a Tennessee limited liability company, its successors and assigns, all their right, title and interest in and to the following described tract of land:

Part of Lot No. 40 on the Plan of Sigler's Addition of record in Plat Book 1, page 4, Clerk's Office for the Chancery Court, at Nashville, Davidson County, Tennessee.

Said part of Lot No. 40, which is a comer lot, fronts 56.6 feet on the westerly margin of 14th Avenue South and fronts 82.6 feet on the southerly margin of a 20 foot alley, said frontages being joined by a curve having a length of 23.92 feet, and extends back 72 feet on the westerly line and 98 feet on the southerly line to a point of intersection.

Being the same property conveyed to Joyce B. Wright by Warranty Deed from Cottrell C. Mitchell and wife, Eleanor V. Mitchell, dated 01/30/1992 and recorded 02/07/1992, of record in Book 8545, Page 680, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mindy Wright (formerly Mindy Wright Raines) by Quitclaim Deed from Joyce B. Wright, dated 12/18/2012 and recorded 12/19/2012, of record in Instrument 201212190116933, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Yejia Xue, a married woman, by Warranty Deed from Mindy Wright of record in Instrument No. 20210923-0127878 Register's Office for Davidson County, Tennessee, dated September 20, 2021 and recorded on September 23, 2021.

This is improved property known as 725 14th Ave., S., Nashville, TN 37203.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
7 day of December 2021.

Affiant

My commission expires: 9/8/25
(Affix Seal)

Notary Public

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 6th day of December 2021.

Yejia Xue

STATE OF GA
COUNTY OF Forsyth

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Yejia Xue**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6 day of December 2021.

Notary Public

My Commission Expires: 11/08/2025

(OFFICIAL SEAL)
NOTARY PUBLIC GEORGIA
CALEB COPELAND
COUNTY OF FORSYTH
My Commission Expires Nov 8, 2025