REGISTER'S USE ONLY:

Karen Johnson Davidson County
Batch# 771027 DEEDQC
12/09/2021 11:06:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211209-0163299

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED ~~THIS~~ 3 DAY OF December 2021.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES:

PATRICIA D. CAVITT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR. 8, 2022

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
Commercial Services
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
New Owner

NEW OWNER:
Xiahua Hue
104 Jonathan Ct.
Franklin TN 37069

QUIT CLAIM DEED

This indenture is made and entered into this 3RD day of December, 2021 between XIAHUA XUE (hereinafter referred to as "GRANTOR") and XIAHUA XUE, YANHONG WU AND LIN ZHANG, as equal tenants in common (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, release, remise and quitclaim unto Grantee, all of Grantor's right, title and interests, marital or otherwise, in and to the following described tract or parcel of real property:

Land in Davidson County, Tennessee and being Units A and B of the Homes at 1113 Argyle Avenue, a horizontal property regime with private elements, as established by the Declaration of Covenants, Conditions and Restrictions for the Homes at 1113 Argyle Avenue, a horizontal property regime with private elements ("Declaration"), of record in Instrument No. 20180205-0011718, in the Register's Office for Davidson County, Tennessee; said Units being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Declaration, to which reference is made for a more complete and accurate description of the property.

Together with the easements, restrictive covenants, conditions and regulations imposed upon and relating to the Units in the Homes at 1113 Argyle Avenue, a horizontal property regime with private elements, including all interests in and to the Common Elements contained in the above-referenced Declaration as well as the By-Laws appended thereto, along with all applicable amendments, which are incorporated herein.

Being the same property conveyed to XiaHua Xue, married, and Jun Wang, Married, as tenants in common, by Warranty Deed from Marshall Pike, GP dated January 8, 2018 and filed January 11, 2018 of record in Instrument No. 20180111-0003668, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Jun Wang, Married, by Quitclaim Deed from XiaHua Xue, Married, dated October 24, 2018 and filed October 25, 2018 of record in Instrument No. 20181025-0105683, in the Register's Office for Davidson County, Tennessee and being the same property re-conveyed to XiaHua Xue, married, by Quitclaim Deed from Jun Wang, Married, dated March 20, 2019 and filed March 20, 2019 of record in Instrument No. 20190320-0025367, in the Register's Office of Davidson County, Tennessee.

TAX PARCEL # 105 05 3F 001.00 (Unit A) and 105 05 3F 002.00 (Unit B)

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 1113A and 1113B Argyle Avenue, Nashville, TN 37203.

In the event of a discrepancy between the property address, tax parcel number and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed and no new survey is available.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

XIAHUA XUE

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared XIAHUA XUE, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained. Witness my hand and seal at office in the aforesaid state and county this 3 day of December, 2021.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES: 5/8/22

PATRICIA D. CAVITT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2022

Certificate of Authenticity

I, **Joshua A. Terry**, 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 12/3/21.

Affiant Signature

12/6/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/6/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON