THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES

This Instrument Prepared by and Returned To:
Foundation Title and Escrow, LLC
7112 Crossroads Blvd., Suite 100
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 785924 DEEDQC
01/10/2022 12:31:26 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220110-0002738

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Ai Zhu Chen 4009 Barnes Cove Dr. Antioch, TN 37013	SAME	104 11 0A 049.00 CO

I, **Junqing Chen, unmarried,** do hereby quitclaim and do transfer and convey all of my right, title and interest unto **Ai Zhu Chen, married,** in and to the following tract of land in Davidson County, Tennessee, described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. D-1, Parcel No. 49 on the plan of the Villager West Condominium Apartments, a Condominium Development, of record in Book 5210, page 174, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, under the Master Deed establishing Villager West Condominium of record in Book 5452, Page 419, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "B" to said Master Deed.

Being the same property conveyed to Ronald D. Oslin and wife, Dorothy S. Oslin by Deed from Ronald D. Oslin dated December 9, 1998 and recorded December 10, 1998, in Book 11247, Page 835, in said Register's Office for Davidson County, Tennessee. The said Dorothy S. Oslin having died on April 5, 2017 leaving Ronald D. Oslin as the surviving tenant by the entirety.

Further, being the same property conveyed to Junqing Chen by Warranty Deed from Ronald D. Oslin, by Bryan D. Oslin as Attorney-in-Fact, of record in Instrument No. 20190312-0022278 in the Register's Office for Davidson County, Tennessee, dated March 5, 2019, and recorded March 12, 2019.

This is improved property known as 2134 Fairfax Avenue, Unit No. D-1, Nashville, TN 37212.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 17 day of ~~August~~ December KLE, 2021.

Junqing Chen

STATE OF TN.
COUNTY OF Williamson

DONNA L. TRENT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-20-2025

Personally appeared before me, the undersigned notary public, of said state and county, Junqing Chen, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal on this 17th day of ~~August~~ December KLE, 2021.

My Commission Expires: 1/20/2025

Donna L Trent
Notary Public

STATE OF TN
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Donna L Trent
Affiant

Subscribed and sworn to before me, this the 17th day of ~~August~~ December KLE, 2021.

My Commission Expires: 10/2/2023

Notary Public

KATELYNNE C. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCT. 2, 2023