Karen Johnson Davidson County
Batch# 794720 DEEDQC
01/25/2022 08:10:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220125-0008818

Name and Address of New Owner:
Springdale Development LLC
2500 21st S Suite 101
Nashville TN 37212

Send Tax Bills To:
Springdale Development LLC
2500 21st S Suite 101
Nashville TN 37212

This Instrument Prepared By:

Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Map & Parcel No: Part of: 072-14-0-065.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ke Qin, a single man,** "the Grantor," convey and quitclaim unto **Springdale Development, LLC, a Tennessee Limited Liability Company,,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 113 on the map of Chesterfield Place, as shown of record in Book 332, Page 147, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof. Ke Qin

Said Lot No. 113 fronts 30 feet on the northerly side of Chester Avenue (formerly Chesterfield Avenue) and runs back between parallel lines 132 feet to an alley.

Being a portion of the property conveyed to Ke Qin, a single man, by deed Adam R. Hill, Trustee of OC Irrevocable Trust C/O Adam R. Hill, dated January 5, 2022, ~~2021~~, and recorded in Instrument No. 20220114-0005800, Register's Office for Davidson County, Tennessee.

Property Address (for informational purposes only): 1207 B Chester Avenue Nashville, Tennessee 37206.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 12th day of January, 2022.

Ke Qin
_____(SEAL)
Ke Qin

STATE OF Tennessee
COUNTY OF ~~Davidson County, TN~~

On this 12th day of January, 2022, before me personally appeared Ke Qin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of January, 2022.

Kristina Bagwell Notarized online using audio-video communication
_____
Notary Signature
My commission expires: 09/08/2025

KRISTINA BAGWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Online Notary Public
My Commission Expires
September 8, 2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$ 0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 13th day of January, 2022.

_____
Notary Signature
My commission expires: 9/8/2025

KRISTINA BAGWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

I, Kristina Bagwell, 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 11/2/22.

Date: 11/3/22

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Amanda S. Young, a notary public for this county and state, Kristina Bagwell, who acknowledges that this certification of an electronic document is true and correct and whose signature I witnessed.

Sworn to and subscribed to me this 13th day of January, 2022.

Notary Signature

My commission expires: 10.12.2024

AMANDA S. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY