This instrument prepared by:
(And return to:)

Ernie E. Gilkes, III,
Attorney at Law
Covenant Law Group, PLLC
320 Seven Springs Way
Suite 250
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 795753 DEEDQC
01/26/2022 03:00:04 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220126-0009564

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:	
Wong & Ying, LLC	SAME	Map:	147
1308 Sweetwater Drive		Group:	02 0B
Brentwood, TN 37027		Parcel:	003.00

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, QIANLU YING, a married person, (the "Grantor"), has bargained, released, and transferred, and by these presents does hereby convey, release, and transfer unto WONG & YING, LLC (the "Grantee"), a Tennessee Limited Liability Company, owned by the Grantor and the Grantor's husband. The Grantor conveys, releases, and transfers to the Grantee and the Grantee's successors and assigns, all of her right, title and interest in and to that certain land in Davidson County, State of Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit No. A-103, as established by a Master Deed of record in Book 6188, page 744, Register's Office for Davidson County, Tennessee, together with the undivided percentage interests in the common elements appurtenant to said units as set forth in Exhibit A-1 of said Master Deed, Reference is hereby made to the Plan of Caldwell Court Condominium Apartments of record in Exhibit A-2 of said Master Deed to which plan reference is made for a more complete description.

BEING the same property conveyed to Soyra Sadhi McGuire, unmarried by Warranty Deed from Equity Trust Company F/B/O 108932, dated November 30, 2018, recorded on 12/13/2018, in Instrument No. 20181213-0121548, Register's Office for Davidson County, Tennessee. Scrivener's Affidavit stating that the Grantee Soyra Sadhi McGuire, should have

read Sogra Sadhi McGuire, dated September 30, 2019, recorded on 09/30/2019, in Instrument No. 20190930-0099322, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Equity Trust Company f/b/o 108932 by Successor Trustee's Deed from Scott C. Williams, Esq., Substitute Trustee of record in Instrument No. 20111129-0092649 Register's Office for Davidson County, Tennessee, dated November 29, 2011, and recorded on November 29, 2011.

BEING the same property conveyed to Qianlu Ying, a married person, by Warranty Deed from Sogra Sadhi McGuire, unmarried, dated August 14, 2020, recorded on 08/26/2020, in Instrument No. 20200826-0096927, Register's Office for Davidson County, Tennessee.

The legal description provided herein is exactly the same as in the prior recorded deed.

This is improved property known as 550 Harding Pl, A103, Nashville, TN 37211.

This Conveyance is subject to the matters set forth herein, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 21 day of January, 2022

QIANLU YING, GRANTOR

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, ERNIE E. GILKES, III, a Notary Public in and for said County and State, the within named QIANLU YING, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that QIANLU YING executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Davidson County, Tennessee, this 21 day of January 2022.

Notary Public

ERNIE E. GILKES, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

3/3/25

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $0.00, (Property transferred as a contribution made to a family-owned Limited Liability Company owned by Grantor and Grantor's Husband).

Affiant

Subscribed and sworn before me this 21 day of January, 2022.

NOTARY PUBLIC

ERNIE E. GILKES, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/3/25