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
20220126-0009565

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:	
Wong & Ying, LLC 1308 Sweetwater Drive Brentwood, TN 37027	SAME	Map: Group: Parcel:	147 02 0B 0034.00

*****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 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 B-114 of Caldwell Court Condominiums created under Title 66, Chapter 27, Section 101, et. Seq., as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 6188, page 744, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Caldwell Court Condominiums set forth in Exhibit A-2 of said Master Deed for a more complete identification and description and description of said Unit.

Being the same property conveyed to Ok-Kyong Hesson by Warranty Deed from FAS Investments, a partnership composed of Sandra S. Cook, Anne J. Cheatham and Susan A. Norton dated October 25, 1999, of record in Book 11718, page 967, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Qianlu Ying, a married person, by Warranty Deed from Ok-Kyong Hesson, dated September 4, 2020, recorded on 09/09/2020, in Instrument No. 20200909-0102538, 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, B114, 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 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

My Commission Expires: 3/3/25

