Karen Johnson Davidson County
Batch# 804448 DEEDQC
02/11/2022 03:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220211-0016222

Name and Address of New Owner:
Noonan Group Partners, LLC
1025 Southside Court
Nashville, TN 37203

Send Tax Bills To:
New Owner

This Instrument Prepared By:

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

Map & Parcel No: 081-03-1-Z00.100-CO and 081-03-1-Z00.200-CO

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,** "the Grantor," convey and quitclaim unto **Noonan Group Partners, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit A and B, as established by Declaration of Covenants, Conditions and Restrictions for 1109 Kellow Street Homes Townhomes, A Horizontal Property Regime with Private Elements of record as Instrument No. 20211129-0157358 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Edison Bowman and wife Jimmie Lou Bowman, by Warranty Deed from Herbert R. Rich, Trustee, of record in Book 3922, page 80, Register's Office for Davidson County, Tennessee dated August 6, 1965, and recorded August 10, 1965.

Edison Bowman having predeceased Jimmie Lou Bowman, who was later known as Jimmie Lou Ransom, leaving her as surviving tenant by the entirety. Jimmie Lou Ransom having died testate on October 22, 2016.

See also Affidavit of Heirship recorded in Instrument No. 20210823-0113509, Register's Office for Davidson County, Tennessee dated June 23, 2021, and recorded August 23, 2021.

Being the same property conveyed to Ke Qin by Warranty deed from Bobbye L Sherrell and Tara Bowman of record in Instrument No. 20211118-0153393 Register's Office for Davidson County, Tennessee, dated November 12, 2021 and recorded on November 18, 2021.

Being also known as 1109 Kellow Street A & B Nashville, Tennessee 37208.
(Address for Informational Purposes Only).

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 21st day of January, 2022.

_____(SEAL)
Ke Qin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st 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 21st day of January, 2022.

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

KRISTINA BAGWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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.

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 21st day of January, 2022.

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

KRISTINA BAGWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

202202110016222

Tennessee Certification of Electronic Document

I, Milissa Lobs, 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 1/21/22 (date of document).

Affiant Signature

1/21/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21 day of January, 2022

Notary's Signature

MY COMMISSION EXPIRES: 10-12-2024

NOTARY'S SEAL

AMANDA S. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY