Returned
TRI STAR TITLE & ESCROW, LLC
1535 W NORTHFIELD BLVD, UNIT 16
MURFREESBORO, TN 37129

# QUITCLAIM DEED

KNOWN ALL MEN BY THESE PRESENTS, that, **Zhenfeng Pan and Shengyan Du,** for and in consideration of Ten Dollars and 00/100's ($10.00) do/does hereby bargain, sell, remise, quitclaim, and convey unto, **Shengyan Du,** all their right, title, and interest including, but not limited to her marital interest in and to the following described real estate, located at **1628 Stonewater Drive, Hermitage, TN 37076**, described as follows:

Being all of Lot No. 139, on the plan of Final Plat, Villages of Riverwood, Section One, Phase 2A, according to plat and survey appearing of record in Instrument No. 20110401-0025117, and Surveyors Certificate of Correction of record in Instrument No. 20110510-0035925 and in Instrument No. 20120705-0059091, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Zhenfeng Pan and Shenyan Du, by deed from Zillow Homes Property Trust, a Delaware Statutory Trust, dated September 13, 2021, appearing of record in Instrument No. 20210916-0124661, of the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Zillow Homes Property Trust, a Delaware Statutory Trust, by deed from Joseph L Dryden and Megan L Dryden, Husband and Wife, dated July 30, 2021, appearing of record in Instrument No. 20210730-0103077, of the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Joseph L Dryden and Megan L Dryden, by deed from Beazer Homes, Corp., a Tennessee Corporation, dated September 22, 2011, appearing of record in Instrument No. 20110929-0075591, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants, Restrictions and Conditions contained in instrument of record in Instrument No. 20080408-0035557, and as amended and supplemented of record in Instrument No. 20110427-0032201, Instrument No. 20140416-0031645, Instrument No. 20140416-0031646, Instrument No. 20140424-0034613, Instrument No. 20140424-0034614, Instrument No. 20140424-0034615, Instrument No. 20140424-0034616, Instrument No. 20140424-0034617, Instrument No. 20140424-0034618, Instrument No. 20150812-0080705, and in Instrument No. 20170906-0091483; Dedication of Retaining Wall to Villages of Riverwood Homeowner's Association, Inc. of record in Instrument No. 20100108-0001971; Dedication of Open Space to Villages of Riverwood Homeowner's Association, Inc. of record in Instrument No. 20110427-0032200; Stormwater Agreement of record in Instrument No. 20070713-0083651, Instrument No. 20100301-0015327, Instrument No. 20100108-0001966, Instrument No. 20100108-0001965; Slope Easement Agreement of record in Instrument No. 20100108-0001968, Instrument No. 20100108-0001967; Sanitary Sewer Pumping Station Easement of record in Instrument No. 20051219-0152201; Storm Water Drainage Easement of record in Instrument No. 20051219-0152202; Declaration of Easement for Villages of Riverwood of record in Instrument No. 20081209-0118828 ; and to any and all matters shown on said plat and survey of record in Instrument No. 20110401-0025177, and Surveyors Certificate of Correction of record in Instrument No. 20110510-0035925 and in Instrument No. 20120705-0059091; all of said Register's Office.

IN TESTIMONY WHEREOF he/she has (we) hereunto set his/her hand(s) and seal(s) this 2nd day of March, 2022.

Zhenfeng Pan
**Zhenfeng Pan**

Shengyan Du
**Shenyan Du**

Karen Johnson Davidson County
Batch# 816380 DEEDQC
03/07/2022 10:24:10 AM 1 pg
Fees: $12.00 Taxes: $0.00
20220307-0025514

STATE OF **TENNESSEE**
COUNTY OF **RUTHERFORD**

On the 2 day of **March, 2022,** before me a Notary Public in and for the said State and County, duly commissioned and qualified, personally appeared **Zhenfeng Pan and Shenyan Du,** with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal this 2nd day of March, 2022.

My Commission Expires: 3/15/25

Lindsay W. Walker
Notary Public

LINDSAY W. WALKER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

**The actual consideration for this transfer is –0-**

**Affiant**

Sworn and subscribed to me this 2nd day of March, 2022.

My Commission Expires: 3/15/25

Lindsay W. Walker
Notary Public

LINDSAY W. WALKER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

**This information was provided solely by the parties.**
**Prepared by: Tri Star Title & Escrow, LLC, 1535 W. Northfield Blvd., Unit 16, Murfreesboro, TN 37129**
**Map/Parcel: 97-2-A/139CO**
**Name and Address of New Owner/Send Tax Bills To:**
**Shengyan Du, 216 Belvedere Circle, Nolensville, TN 37135**