**THIS INSTRUMENT PREPARED BY:**

**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd**
**Suite 130**
**Nashville, TN 37215**

Karen Johnson Davidson County
Batch# 830307 DEEDQC
03/29/2022 09:58:32 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220329-0036008

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is: $0.00.

Affiant

Subscribed and sworn to before me, this 25th day of March, 2022.

Notary Public

My Commission Expires:

FRANCESCA M. BURNS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 26, 2025

**QUITCLAIM DEED**

| **Address New Owner:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| Duoduoyishan Family Trust<br>9020 Fallswood Lane<br>Brentwood, TN 37027 | New Owner | Map and Parcel No.:<br>181-10-0A-322.00 |

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Xu Chen, a married man** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Xu Chen and Liuliu Li, Trustees of the Duoduoyishan Family Trust, dated February 5, 2022**, its heirs and assigns, all of his rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1049, on the Plan of Autumn Oaks Subdivision Phase 10B, A Cluster Subdivision, of record in Plat at Instrument No. 20140331-0026145, in the Register's Office for Davidson County. Tenseness, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Xu Chen, a married man, by Warranty Deed from Michael Salanitro and Jacqueline Christi Dibernardo, husband and wife, dated February 16, 2022 and recorded on February 18, 2022 in Instrument No. 20220218-0019240, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **7528 Oakledge Drive, Brentwood, TN 37027.**

Grantor covenants that he is lawfully seized and possess said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of March, 2022.

**Xu Chen**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Xu Chen**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 25th day of ~~March, 2022~~.

Notary Public

My Commission Expires: _____

FRANCESCA M. BURNS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires
Oct. 26. 2025