THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd** **Suite 130** **Nashville, TN 37215**	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: _____

Karen Johnson Davidson County
Batch# 830309 DEEDQC
03/29/2022 09:59:38 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220329-0036010

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 9020 Fallswood Lane Brentwood, TN 37027	New Owner	Map and Parcel No.: 181-10-0A-173.00

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. 427 on the Plan of Final Plat, Phase Four, Autumn Oaks Subdivision, of record in Instrument No. 20020523-0062993, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20030110-0004644, 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 Xu Chen, a married man by Warranty Deed from James P. Watson and Nikole N. Watson, husband and wife, dated March 15, 2022 and recorded on March 16, 2022 in Instrument No. 20220316-0030606, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **6912 Scarlet Ridge 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

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