Karen Johnson Davidson County
Batch# 833003 DEEDQC
04/01/2022 09:53:44 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220401-0037838

This instrument was prepared by

DONG SHENG CHENG

4553 Winfield Dr.

Nashville, TN 37211

New Owner and Address	CZ Holdings LLC 4553 Winfield Dr, Nashville, TN 37211
Send Tax Bill	4553 Winfield Dr, Nashville, TN 37211
Map-Parcel No	104-2-B-3 CO

Quitclaim Deed

FOR AND IN CONSDERATION of the sum of Ten Dollars ($10.00), and other good and valuable

consideration, receipt of which is hereby acknowledged, we, **DONG SHENG CHENG**, AND **LING ZHONG,** HUSBAND AND WIFE, hereinafter called the Grantors, by these presents do transfer and convoy unto **CZ Holdings LLC**, hereinafter called Grantees, their heirs and assigns, that certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Being Unit No. 3 of Kingston Place, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Site Exhibit to the Master Deed of record in Book 6423, page 353, Register's Office for Davidson County, Tennessee, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited undivided common elements of the Condominium.

Being the same property conveyed to DONG SHENG CHENG AND **LING ZHONG, HUSBAND AND WIFE, by Special Warranty Deed from NICOLE L. KELLER, dated on August 6, 2004, of record in Instrument Number 20040806-0095079, in the Register's Office of Davidson County, Tennessee.**

The conveyance of the above-described parcel of land is subject to the following:

1. 2004 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. The plan of record shown on the Site Exhibit to the Master Deed of record in Book 6423, page 353, said Register's Office, shown an Owner's Certificate, and subject to all matters as set forth therein; and
3. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the

Master Deed establishing a Horizontal Property Regime of Kingston Place Condominiums of record in Book 6423, page 353, register's Office for Davidson County, Tennessee; and

4. By-Laws of Kingston Place Homeowners' Association, Inc, of record in Book 6423, page 379, of record in Register's Office for Davidson County, Tennessee; and
5. Charter of Incorporation of Kingston Place Homeowners' Association, Inc., of record in Book 6438, page 547, Register's Office for Davidson County, Tennessee; and
6. Subject to Urban Zoning Overlay of record as Bill No. BL2000-364, as made applicable by Bill No. BL2000-476, and to Urban Design Overlay as made applicable by Bill No. BL2004-151, Metro Clerk's Office for Davidson County, Tennessee; and
7. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This is improved property known as 114 Acklen Park Drive, #3, Nashville, TN 37203.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

This instrument has been prepared based solely upon information provided by the parties, and no search of public records was performed.

Dongsheng Cheng
DONG SHENG CHENG

Ling Zhong
LING ZHONG

(State of Tennessee)

(County of Davidson)

On this 26th day of March, 2022, before me, the undersigned, personally appeared LING ZHONG AND DONG SHENG CHENG, to me

known to be the persons described in and who executed the foregoing instrument, and who acknowledged

the execution of same to be their free act and deed.

IN WITNESS WHREOF, I have hereunto set my hand and seal.

Sean Sinagra My Commission Expires: 04. 08 . 2025

NOTARY PUBLIC

SEAN SINAGRA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(STATE OF TENNESSEE)

(COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00

Dongshang Chang

AFFIANT

Subscribed and sworn to before me, this 26 day of March, 2022

Sean Sinagra My commission expires: 09-08-2025

NOTARY PUBLIC

