Karen Johnson Davidson County
Batch# 833003 DEEDQC
04/01/2022 09:53:44 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220401-0037841

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	162 06 0 033.00

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 Lot No. 21 on the Plan of Tusculum Circle Subdivision, Section Two, of record in Book 3842, Page 254, Register's Office for Davidson County, Tennessee, Said Lot No. 21 fronts 80.0 feet on the northerly side of Old Tusculum Road and runs back 178.6 feet on the westerly line and 179.9 feet on the easterly line to a dead line in the rear which measures 80.0 feet thereon, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property as conveyed from HSBC Bank USA, National Association, as Trustee for Wells Fargo Equity Trust 2005-1, whose mailing address is 8480 Stage Coach Circle, Frederick, MD 21701, by Special Warranty Deed dated on 09/07/2011, to DONG SHENG CHENG AND **LING ZHONG, HUSBAND AND WIFE, and record in Instrument Number 20110907-0069222, recorded in the Register's Office of Davidson County, Tennessee.**

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

To HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever. DSC

This is improved property known as 200 Old Tusculum Rd., Antioch, TN 37013

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.

DONG SHENG CHENG **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.

My Commission Expires: 09-08-2025

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

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00
, Affiant
Subscribed and sworn before me this the
1 Day of April, 2022
, Deputy Register

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

My commission expires: 09-08-2025

NOTARY PUBLIC