PREPARED BY:
Qi Zhang
1390 MOONLIGHT TRL
BRENTWOOD, TN 37027

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:
Nan Wen
1390 MOONLIGHT TRL
BRENTWOOD, TN 37027

MAIL TAX STATEMENTS TO:
Nan Wen
1390 MOONLIGHT TRL
BRENTWOOD, TN 37027

Karen Johnson Davidson County
Batch# 868418 **DEEDQC**
06/07/2022 12:07:33 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20220607-0065158

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS QUITCLAIM DEED, made and entered into on the 6th day of June, 2022, between Qi Zhang, whose address is 1390 MOONLIGHT TRL, BRENTWOOD, Tennessee 37027, and Nan Wen, whose address is 1390 MOONLIGHT TRL, BRENTWOOD, Tennessee 37027, a married couple ("Grantors"), and Nan Wen, whose address is 1390 MOONLIGHT TRL, BRENTWOOD, Tennessee 37027 ("Grantee").

For and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantors hereby Remise, Release, AND FOREVER Quitclaim to Grantee, the property located in Davidson County, Tennessee, described as:

A certain condominium located in Davidson County, Tennessee, being Unit No. 303 of, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing State House of record in Book 7333, Page 36, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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.

Being a portion of the same property conveyed to The Baymar Family Trust UAD May 11, 2009 by Quitclaim Deed from Baymar Properties, LLC of record in Instrument

Number 20151007-0102443 Register's Office for Davidson County, Tennessee, dated October 6, 2015 and recorded on October 7, 2015.

Further being a portion of the same property conveyed to Baymar Properties, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Mary Ann Roberts, a single person of record in Instrument No. 20070807-0094240 Register's Office for Davidson County, Tennessee, dated July 27, 2007 and recorded on August 07, 2007.

Prior instrument reference: General Warranty Deed, Volume/Book 7333, Page 36, Document No. 20151113-0115364, of the Recorder of Davidson, Tennessee, recorded Friday, November 13, 2015.

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

Grantors grant all of the Grantors' rights, title and interest in and to all of the above described property and premises to the Grantee, and to the Grantee's heirs and assigns forever in fee simple, so that neither Grantors nor Grantors' heirs legal representatives or assigns shall have, claim, or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax/Parcel ID Number: 092-12-0A-303.00-CO

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 6th day of June, 2022.

Qi Zhang, Grantor

Nan Wen, Grantor

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Qi Zhang and Nan Wen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that they executed the foregoing instrument for the purposed therein contained.

Witness my hand and seal this 6th day of June, 2022.

Notary Public

My Commission expires 7.17.22.

KATHRYN T. MOYNAHAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Oath of Consideration

I hereby swear or affirm that the actual consideration for this transfer is $10, and the true value that the property would command at a fair and voluntary sale is $180,000.

Affiant

Subscribed and sworn to before me this 6th day of June, 2022

Notary Public

My commission expires: 7.17.22.

KATHRYN T. MOYNAHAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY