Karen Johnson Davidson County
Batch# 882592 DEEDQC
06/30/2022 02:56:51 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20220630-0076229

This Instrument Prepared By: Jiqing Sai at 2909 23rd Ave S, Nashville, TN 37215, USA

Quitclaim Deed

KNOW ALL MEN BY THESE PRESENTS THAT:

Jiqing Sai, married, of 2909 23rd Ave S, Nashville, TN 37215, USA, (the "Grantor"), for and in consideration of zero Dollars, does hereby sell, remise, release, and convey, as well as quitclaim, unto Jiqing Sai and Bangchi Shi as trustees of The Sai Family Trust, dated June 25, 2022, (the "Grantee") as the sole tenant, the following described real estate located in the county of Davidson, State of Tennessee:

2909 23RD AVE S, Nashville, TN 37215.

Source of Title:
20070508-0055275

Being all or part of the same property described in the County Register's Deed book _____, Page _____

~~TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments attached to the property, unto the Grantee, Grantee's heirs and assigns, forever.~~ BS SS

IN WITNESS WHEREOF the Grantor has executed this instrument this 28th day of June, 2022.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ zero
_____, **Affiant**
Subscribed and sworn before me this the
30 **Day of** June, **20** 22
A. Hanks
_____, **Deputy Register**

Signed in the presence of:

Signature

Jiqing Sai

Name

6-28-2022

Jiqing Sai

Spousal Acknowledgement

I, Bangchi Shi of 2909 23rd Ave S, Nashville, TN 37215, USA, spouse of Jiqing Sai, in accordance with the above Quitclaim Deed, and in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Spouse's Signature: Bangchi Shi

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Matt Ungerbuehler, a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared Bangchi Shi, known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this Spousal Acknowledgement, and acknowledged that they executed this Spousal Acknowledgement with lawful authority as a free and voluntary act.

WITNESS my hand and Notarial Seal at office this 28 day of June, 2022.

Notary Public, the State of Tennessee

MATT UNGERBUEHLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

County of Davidson

My commission expires: 10/02/2023

Grantor Acknowledgement

STATE OF TENNESSEE

COUNTY OF Davidson

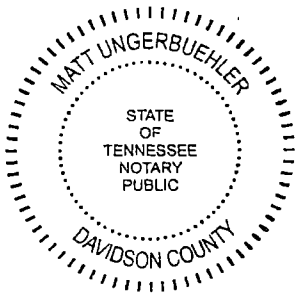
Before me, Matt Ungerbuehler, a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared Jiqing Sai, known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this Quitclaim Deed, and acknowledged that they executed this Quitclaim Deed with lawful authority as a free and voluntary act.

WITNESS my hand and Notarial Seal at office this 28 day of June, 2022.

Notary Public, the State of Tennessee

County of Davidson

My commission expires: 10/02/2023



Register's Fee $ _____

New owner:
Mail Tax Notice to: Jiqing Sai, 2909 23rd Ave S, Nashville, TN 37215, USA

Parcel Number: #117020N00100CO

BOX 10-A

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $623,900.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF MAY, 2007. Notary Public (AFFIX SEAL)
RETURN TO: PREMIER ESCROW, LLC 4301 HILLSBORO ROAD, STE 300 NASHVILLE, TN 37215	

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bangchi Shi and Jiqing Sai	Bank of America	117-2N-1.00
(NAME)	(NAME)	
2909 23rd Avenue South	FL9-600-02-73 Jacksonville Loan Ctr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Jacksonville, FL 32256	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ME PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BANGCHI SHI AND JIQING SAI, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit A of 23rd Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 23rd Townhomes, a Horizontal Property Regime with Private Elements and No Common Elements, of record as Instrument No. 20061222-0158537, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 23rd Townhomes, a Horizontal Property Regime with Private Elements and No Common Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20061222-0158537, and ByLaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to ME Properties, a Tennessee general partnership by deed from Marion B. Dykes, unmarried, of record as Instrument No. 20060206-0014395, Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 2909 23rd Avenue South, Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 05/08/07 13:29 2 pgs
Fees:13.00 Taxes:2308.43

20070508-0055275