Karen Johnson Davidson County
Batch# 882592 DEEDQC
06/30/2022 02:56:51 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20220630-0076230

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:

1127 Clifton Lane, Nashville, TN 37204.

Source of Title:
20121113-0104249

Being all or part of the same property described in the County Register's Deed book 6250, Page 305.

~~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 JS

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, 2022
A. Hayes, **Deputy Register**

Signed in the presence of:

Signature

Jiqing Sai

Name

6-28-2022

Jiqing Sai

Grantor Acknowledgement

STATE OF TENNESSEE

COUNTY OF Davidson

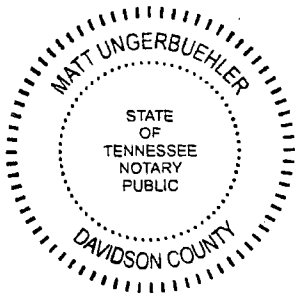
Before me, Matt Ungerbuehler, a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared Jiqing Sai, known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this Quitclaim Deed, and acknowledged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



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

STATE OF TENNESSEE

COUNTY OF Davidson

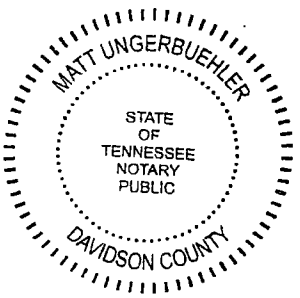
Before me, Matt Ungerbuehler, a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared Bangchi Shi, known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this Spousal Acknowledgement, and acknowledged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

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: #11809002000

BILL GARRETT, Davidson County
Trans:T20120086396 DEEDWARR
Recvd: 11/13/12 11:17 2 pgs
Fees:13.00 Taxes:758.50
20121113-0104249

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF November, 2012.

Notary Public

MY COMMISSION EXPIRES: 3/8/2015

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jiqing Sai and Bangchi Shi	United Wholesale Mortgage	11809002000
(NAME)	(NAME)	
1127 Clifton Lane	555 South Adams Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Birmingham, MI 48009	
(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,

JIANG LI AND XIAOHUA WU, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JIQING SAI AND BANGCHI SHI, HUSBAND AND WIFE,

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 Lot No. 4-A, on the Plan of Zone Lot Division of Lots 2, 3, 4, 5 & 7, Grandclift Subdivision, of record in Book 6250, page 305, amending Book 6200, page 83, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jiang Li and Xiaohua Wu, husband and wife, by deed from Anna E. Bellos, a single person, recorded on December 2, 2004, in Instrument No. 20041202-0143414, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved / unimproved X property, known as 1127 Clifton Lane, Nashville, TN 37204
(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

Witness my/our hand(s) this 10 day of Oct, 2012.

Jiang Li

Xiaohua Wu