Karen Johnson Davidson County
Batch# 882592 DEEDQC
06/30/2022 02:56:51 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20220630-0076231

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:

3314 Belmont Blvd, Nashville, TN 37215.

Source of Title:
20150609-0054222

Being all or part of the same property described in the County Register's Deed book 5800, Page 394.

~~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.~~

B S
S. S

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
J. S. S, **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: 08/02/2023

MATT UNGERBUEHLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

MATT UNGERBUEHLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Register's Fee $ _____

NEW OWNER:
Mail Tax Notice to: Jiqing Sai, 2909 23rd Ave S, Nashville, TN 37215, USA
Parcel Number: #11708030000

Davidson County DEEDWARR
Recvd: 06/09/15 14:09 3 pgs
Fees:18.00 Taxes:1124.80
20150609-0054222

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $304,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5 day of June, 2015

Notary Public

MY COMMISSION EXPIRES: 4-11-16

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUSAN L HEINRICH COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jiqing Sai and Bangchi Shi	United Premier Funding LLC	117 08 0 300.00
(NAME)	(NAME)	
3314 Belmont Boulevard	2645 N. Berkeley Lake Road F138-139	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Duluth, GA 30096	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Four Thousand And No/100 Dollars ($304,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jack Harris**,* hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jiqing Sai and Bangchi Shi**,** 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:

* unmarried
** Husband and wife

Land in Davidson County, Tennessee, being Lot No. 5-B on the Plan of Hawthorne Heights, Zone Lot Division of Lots 3 and 5, of record in Plat Book 5800, Page 394, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to James H. Harris III by Quitclaim Deed from Music Circle Investments, a Partnership dated October 02, 1984 and recorded October 11, 1984 in Book 6401, Page 800, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James H. Harris III by Quitclaim Deed from Patricia A. Harris dated February 26, 1986 and recorded March 03, 1986 in Book 6793, Page 614, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jack Harris by Warranty Deed from James H. Harris III dated March 25, 1998 and recorded March 26, 1998 in Book 10855, Page 432, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-151904