Karen Johnson Davidson County
Batch# 882592 DEEDQC
06/30/2022 02:56:51 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20220630-0076232

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:

Source of Title:
20110318-0021333

2111 Acklen Avenue, #6, Nashville, TN 37212.

Being all or part of the same property described in the County Register's Deed book 57, Page 149.

~~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

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

County of Davidson

My commission expires: 08/02/2023

MATT UNGERBUEHLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Grantor Acknowledgement

STATE OF TENNESSEE

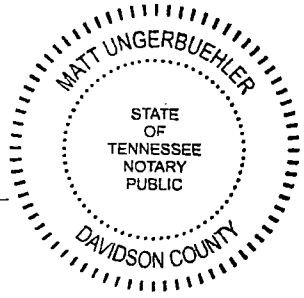
COUNTY OF Davidson

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

Register's Fee $ _____

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

Parcel Number: #104120F00600CO

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,000.00

Affiant

Subscribed and sworn to before me, this 11th DAY OF March, 2011.

Notary Public

MY COMMISSION EXPIRES: 5-20-14

MARY FRANCES RUDY NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE AFFIX SEAL OF

R-JH-11-2111-6

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jiqing Sai	Jiqing Sai (NAME)	
2111 Acklen Avenue, #6 (ADDRESS)	2909 23rd Ave S (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Nashville, Tn 37215 (CITY) (STATE) (ZIP)	PART OF 104-12-45.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we JOHN HADLEY AND WIFE, MELANIE HADLEY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JIQING SAI AND BANGCHI SHI husband and wife, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 6, 2111 ACKLEN CONDOMINIUM, AS SHOWN ON DECLARATION OF RECORD IN INSTRUMENT NO. 20101118-0092204, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING PART OF THE SAME PROPERTY CONVEYED TO JOHN HADLEY AND WIFE, MELANIE HADLEY BY WARRANTY DEED FROM NANCY P. BRITTLE, MARRIED, LAURA B. BREWER AND HUSBAND, RICHARD A. BREWER, RECORDED ON THE 25TH DAY OF OCTOBER, 2010 IN INSTRUMENT NO. 20101025-0085339, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD, INCLUDING THOSE LISTED IN PLAT BOOK 57, PAGE(S) 149 AND INSTRUMENT NO. 20101118-0092204, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS INSTRUMENT IS BEING EXECUTED IN BEHALF OF MELANIE HADLEY PURSUANT TO A POWER OF ATTORNEY EXECUTED BY MELANIE HADLEY APPOINTING JOHN HADLEY TO SIGN ON HER BEHALF WHICH WAS PREVIOUSLY RECORDED ON OCTOBER 25, 2010 IN INSTRUMENT NO. 20101025-0085340, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 2111 Acklen Avenue, #6, Nashville, Tennessee 37212
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20110016111 DEEDWARR
Recvd: 03/18/11 10:55 2 pgs
Fees:13.00 Taxes:558.70
20110318-0021333