Karen Johnson Davidson County
Batch# 882592 DEEDQC
06/30/2022 02:56:51 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20220630-0076233

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:

211 Fairmont Ct, Nashville, TN 37203.

Source of Title:
20121024-0097301

Being all or part of the same property described in the County Register's Deed book 6250, Page 825.

~~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
J 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, ~~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

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

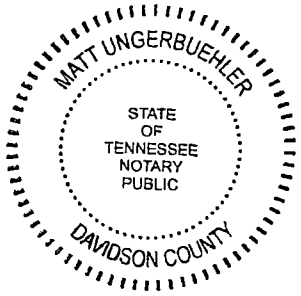
Before me, Matt Ungerbuehler, a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared Jiqing Sai, known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this Quitclaim Deed, and acknowledged 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: 06/02/2023



Register's Fee $ _____

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

Parcel Number: #104060M01100CO

WARRANTY DEED

SHANNON L. PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF OCTOBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 7-6-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jiqing Sai Bangchi Shi	United Wholesale Mortgage	104-6-M-11 CO
(NAME) 2909 23rd Avenue South	(NAME) 555 South Adams Road	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Birmingham, AL 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, **Eric L. Watson, an unmarried person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jiqing Sai and Bangchi Shi, joint tenants with right 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 Apartment Unit A-11 of Fairmont Court Condominiums, a plan of which is of record in Book 6250, Page 825, Register's Office for Davidson County, Tennessee, created under Title 66, Sec. 27-101, et seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6686, Page 708, as amended, together with an undivided percentage interest in the common elements appurtenant of said Unit as set forth in said Master Deed, reference is hereby made to the plat of Fairmont Court Condominiums, and as set fort in said Master Deed of record in Book 6686, Page 708, amended in Book 6712, Page 125 and Book 6774, Page 221, as revised in Book 6823, Page 962 and as modified in Book 6893, Page 62, Register's Office for Davidson County, Tennessee, reference which is hereby given for a more complete identification and description of such unit.

Being the same property conveyed to Eric L. Watson, an unmarried person of record in Instrument No. 200006050055456, Register's Office for Davidson County, Tennessee, dated May 30, 2000.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is improved ☒ property, known as **211 Fairmont Court, Nashville, TN 37203**

(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.

BILL GARRETT, Davidson County
Trans:T20120080586 DEEDWARR
Recvd: 10/24/12 08:31 2 pgs
Fees:13.00 Taxes:795.50
20121024-0097301