QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 885484 DEEDQC
07/07/2022 02:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220707-0078553

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ZERO
TRANSFER TAX EXEMPTION TCA SECTION 67-4-409(a)(4)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June, 2022

Notary Public

MY COMMISSION EXPIRES: 5.14.25
(AFFIX SEAL)

CATHERINE FRANCO NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Min Qin Yang	**Owner**	
(NAME) **30 Brook Glen Cove**	(NAME)	
(ADDRESS) **Nashville TN 37221**	(ADDRESS)	156-01-0D-013-00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Information furnished by the parties, no title search was performed.

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, NO CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR NO OTHER GOOD AND VALUABLE CONSIDERATIONS, ALL OF WHICH IS HEREBY ACKNOWLEDGED, **ZHEN CAI OU,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DOES HEREBY QUITCLAIM AND CONVEY UNTO **MIN QIN YANG, A MARRIED WOMAN** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, ALL OF RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND in Davidson County, Tennessee, being Lot No. 13 on the Plan of Brook Glen, a Planned Unit Development, as of record in Book 9700, Page 128, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Zhen Cai Ou and Min Qin Yang, husband and wife by Warranty Deed from Tammy N. Stotts, an unmarried woman, dated 06/25/2004 and recorded 06/28/2004, of record in Instrument 20040628-0076444, Register's Office for Davidson County, Tennessee.

PARCEL ID: 156-01-0D-013-00

Being also known as: 30 Brook Glen Cove, Nashville TN 37221

Witness my/our hand (s) this the 28th day of June, **2022.**

Zhen Cai Ou

STATE OF Tennessee
COUNTY OF Davidson

On this 28th day of June, **2022,** before me personally appeared **Zhen Cai Ou,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of June, **2022**

Notary Public

My Commission Expires: 9-27-23

(SEAL)

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 28, 2022.

Affiant
Date: July 7, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 7 day of July 2022.

Notary Public

My Commission Expires: 6/26/2023

KANETHA COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY