This document prepared by:

Name: Jingbin Douglas

Address: 532 Elaine Ave

Nashville, TN, 37209

Phone: 615-635-1062

Karen Johnson Davidson County
Batch# 893183 DEEDQC
07/25/2022 12:32:07 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220725-0084705

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged. _____

Jingbin Douglas and Yashu Tang

,Whose address is 532 Elaine Ave Nashville, TN 37209,

hereinafter referred as "GRANTOR" , does hereby grant with quitclaim covenants

To Yashu Tang

Whose address is 532 Elaine Ave Nashville, TN 37209

hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, City of Nashville, State of Tennessee.

Describe Property of State " SEE DESCRIPTION ATTACHED"

Source of Title : 20220413-0042624

Map & Parcel : 043-10-0B-105.00

New owner: Yashu Tang

New owner address: 532 Elaine Ave. Nashville, TN

Zip: 37209

The property herein conveyed is part of the homestead of Grantor.

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00

WITNESS Grantor(s) hand(s) this the 23rd day of July, 2022.

Yusha Tang
Signature

Jingbin Douglas
Signature

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the day 23rd of July, 2022, before me Sean W. Scott (Name of Notary, the undersigned officer, personally appeared Jingbin Douglas, Yusha Tang (Name of individual or individuals), known to me(or satisfactorily proven) to be the person(s) whose name(s) (is or are) subscribed to the within instrument and acknowledged that (he, she or they) executed the same for the purpose therein contained.

In witness whereof I hereunto set my hand.

Date: 07/23/2022

My Commission Expires: 09/08/2025

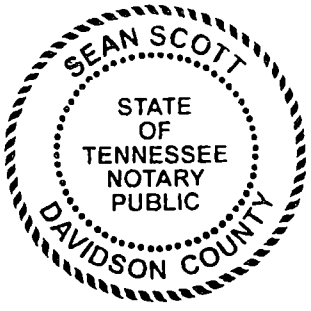
(Signature of Notary Public)

SEAN SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of property or interest in property transferred, whichever is greater, is $ 10.00, which amount is equal to or greater than the amount the property or interest in property transferred would command at a fair and voluntary sale.



Jingbin Douglas.

Affiant

Subscribed and sworn to before me this 23rd Day of July, 2022.

Notary

My commission expires: 09/18/2025

The following information is not a part of this Deed:

Property Address: See Schedule "A".

Parcel Number: See Schedule "A".

Mail Tax Bills to: 532 Elaine Ave. Nashville, TN. 37209.

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-7042-2022

WARRANTY DEED

Karen Johnson Davidson County
Batch# 838858 DEEDWARR
04/13/2022 09:13:30 AM 4 pgs
Fees: $23.00 Taxes: $610.50
20220413-0042624

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Katherine Warren
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 day of March 2022

NOTARY PUBLIC

My commission expires:

BRANDEE GILLIAM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, EXPIRES APRIL 22, 2024

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jingbin Douglas 555 N Dupont Ave Unit E-105 Madison, TN 37155	Same address as new owner	043-10-0B-105.00

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SIXTY FIVE THOUSAND AND 00/100 Dollars ($165,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JAMES RYDER PRESTON AND CAROL NICOLE MANESS**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JINGBIN DOUGLAS**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Unit E-105 on the Plan of Madison Park Condominium, Phase 2, according to the Master Deed of record in Book 5462, page 614, which was corrected in Book 5608, page 551, and amended in Book 8014, page 416, Register's Office for said County, and more particularly described on Plats of record in Book 5200, pages 179-182, and in Book 8014, page 416, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Roger L. Phillips, unmarried, from The W.L. Goad and Hilda F. Goad Living Trust by Warranty Deed dated August 28, 2000 and recorded August 29, 2000 in Instrument #20000829-0085400, said Register's Office. Also being the same property title to which vested in James Ryder Preston and Carol Nicole Maness, as all the heirs-at-law of Roger L. Phillips (see Affidavits of Heirship of record in Instrument No. __202204130042622_____, said Register's office). Date of death 12/11/2021.

202204130042623

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: Madison, TN