This instrument was prepared by:
Tyler Davis, Esq.
Davis Law Firm, PLLC
804 W. Race Street
Kingston, TN 37763

SEND TAX NOTICES TO: Owner
Xuanzhi Zhan
620 E. 3rd Street
Cookeville, TN 38501

Karen Johnson Davidson County
Batch# 901256 DEEDQC
08/09/2022 03:50:50 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220809-0090709

QUIT-CLAIM DEED

THIS INDENTURE made and entered into this 9th day of August, 2022, by and between **Xuanzhi Zhan**, of Putnam County, **and Jing Yu,** of Davidson County, known hereinafter collectively as "Grantor's," and **Jing Yu,** of Davidson County, known hereinafter as "Grantee:"

WITNESSETH:

That for, and in consideration of, One Dollar ($1.00), cash-in-hand paid, and nominal consideration, the receipt of which is hereby acknowledged, I, **XUANZHI ZHAN and JING YU** do hereby demise, release, and forever quit-claim unto **JING YU,** her heirs and assigns, such of my right, title, and interest in, and to, a certain tract or parcel of land, located in Davidson County, Tennessee and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 302, on the Plan of Villages of Riverwood, Section One, Phase 3B, Revision One, of record in Instrument No. 20120502-0037433, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Xuanzhi Zhan and Jing Yu, husband and wife, by Deed from Jill M. Schot, unmarried, dated February 13, 2019, recorded February 14, 2019, in Instrument No. 20190214-0013793, in the Register's Office of Davidson County, Tennessee.

IN TESTIMONY WHEREOF, the Grantor's has hereunto set their signature, this the day and date first written above.

The preparer of makes no representation or warranties as to the accuracy of the description or the status of the title to the property. This document has been prepared based on information furnished to the preparer and without conducting a title search. It is the responsibility of the grantee to record this document and failure to do so could adversely affect the title of the

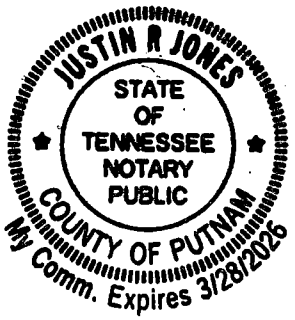
property. The parties hereto signify their assent to this disclaimer by the execution and the acceptance of the instrument. The parties to this instrument have not sought or obtained from the preparer any advice regarding the possible tax consequences, if any of this information and no such advice has been furnished by the preparer and further no advice has been given in regards to the possible consequences in regards to governmental assistance in health care.

IN WITNESS WHEREOF, the said Grantor's hereunder has executed this instrument the day and year first above written.

Xuanzhi Zhan

STATE OF TENNESSEE)
COUNTY OF PUTNAM)

On this 9th day of August, 2022, before me personally appeared **XUANZHI ZHAN**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.



Notary Public

My commission expires: March 28, 2026

IN WITNESS WHEREOF, the said Grantee hereunder has executed this instrument the day and year first above written.

Jing Yu

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Putnam

On this 9th day of August, 2022, before me personally appeared **JING YU**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

JUSTIN R JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM
My Comm. Expires 3/28/2026

Notary Public

My commission expires: March 28, 2026

OATH OF CONSIDERATION

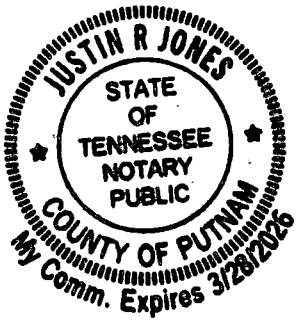
The actual consideration or value, whichever is greater, for this transfer is $1.00.

Affiant

Affiant

State of Tennessee
County of Putnam

Subscribed and sworn to before me this the 9th day of August, 2022.



Notary Public or Register

My commission expires: March 28, 2026

OPINIONS OF TITLE, DESCRIPTION, OR SURVEY ARE NOT CERTIFIED BY THIS DEED.