THIS INSTRUMENT PREPARED BY:
Yvette L. Meldrum, Attorney at Law
Mid-State Title & Escrow, Inc.
Royal Oaks Trade Center
128 Holiday Court, Suite 125
Franklin, TN 37067
(615) 790-3156

This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax-related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, LLC shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax-related counsel.
This Instrument is to be treated as a Quitclaim Deed under T.C.A. § 67-4-409(a)(1)(D), as amended. 2022-0662

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

Sworn to and subscribed to before me this 31 day of August 2022.

Notary Public
My commission expires: 4-13-25

CHERIE FRANKLIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 04-13-2025

Name and Address of New Owner:
Yi Qiang Chen and Jing Zou
116 Jackson Lake Dr
Franklin, TN 37069

Karen Johnson Davidson County
Batch# 910797 DEEDQC
08/31/2022 02:40:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220831-0098363

Send Tax Bills To:
CapStar Bank
2002 Richard Jones Road, Suite 300A
Nashville, TN 37215

Street Address of Subject Property:
228 Stoners Glenn Court
Hermitage, TN, 37076

Parcel ID:
075-15-0A-228.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Yi Qiang Chen, a single man** , hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **Yi Qiang Chen, unmarried and Jing Zou, unmarried, as joint tenants with rights of survivorship,** hereinafter called "**GRANTEES,**" his/her/their heirs and assigns, all of his/her/their right, title and interest, if any, in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot/Unit No. 228, on the Plan of Phase Three, Stoner's Glen, of record in Instrument 20010726-0079444 and corrected in Instrument 20020319-0034160, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to William M. Greathouse by Warranty deed from Frank Batson Homes, Inc. of record in Instrument No. 20030712-0097083 Register's Office for Davidson County, Tennessee, dated July 01, 2003 and recorded on July 07, 2003. (Value of consideration shown in aforementioned deed $217,000.00.)

Being also known as 228 Stoners Glenn Court 228 Hermitage, Tennessee 37076.

William M. Greathouse died on or about March 24, 2011.

Last Will and Testament of William Marvin Greathouse recorded on August 30, 2011 of record in Instrument Number 20110830-0067111, in the Register's Office for Davidson County, Tennessee. Devising property to Judith Jeanenne Greathouse.

Judith Jeanenne Greathouse died on or about January 18, 2022.

Being the same property conveyed to Yi Qiang Chen, a single man, by executor's deed of Rebecca Ruth Martin, Executor of the Estate of Judith Jeanenne Greathouse, deceased in accordance with the provisions of TCA 66-4-101 et seq and pursuant to the power and authority given to the said Grantors under the Last Will and Testament of said decedent as of record in Chancery County for Davidson, Tennessee Docket Number 22P739, pursuant to Letters Testamentary issued July 13, 2022 of record in Instrument 20220803-0088433, Register's Office, Davidson County, TN dated August 1, 2022, recorded August 3, 2022. (Note: Affidavit of Heirship recorded in Instrument #20220803-0088432, said Register's Office.) Being also known as 228 Stoners Glenn Court, Hermitage, TN 37076.

WITNESS my hand this 31 day of August, 2022.

Grantor – Yi Qiang Chen

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Yi Qiang Chen**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that they/he/she, the within named bargainor, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, this 31 day of August, 2022.

NOTARY PUBLIC

My commission expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the 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 August 31, 2022.

Signature
August 31, 2022
State of Tennessee
County of Williamson
Sworn to and subscribed before me this August 31, 2022

Notary's Signature

My Commission Expires: 4-13-25

