Karen Johnson Davidson County
Batch# 911931 DEEDQC
09/02/2022 10:16:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220902-0099146

THIS INSTRUMENT WAS PREPARED BY: **STEWART TITLE COMPANY** **100 BLUEGRASS COMMONS BOULEVARD** **SUITE 115** **HENDERSONVILLE, TN 37075**	STATE OF **TENNESSEE** COUNTY OF **SUMNER** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-0-**. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31 DAY OF August, 2022. NOTARY PUBLIC MY COMMISSION EXPIRES:

REBECCA CAMPBELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 01-31-2024

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Peaceful Crown, LLC (NAME)	Same as New Owner (NAME)	081-16-0O-007.00 CO
P.O. Box 348 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hendersonville, TN 37077 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ZHUO YUN XIE AND BILIAN XIE, HUSBAND AND WIFE,** "GRANTOR", by these presents, do hereby quitclaim and convey unto **PEACEFUL CROWN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called "GRANTEE", their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee being Unit No. 3, on the Plan of Ludlow Row on 10th, a Horizontal Property Regie with Private Elements, of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20170601-0054368 and corrected in Instrument No. 20171012-0104601, and First Amendment in Instrument No. 20180626-0061478, and further amended in Instrument No. 20181130-0117111 in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Zhuo Yun Xie and Bilian Xie by Warranty Deed from LR Holdings, LLC dated May 24, 2021 and recorded 5/26/2021 in Instrument No. 20210526-0071122 , Register's Office for Davidson County, Tennessee.

Said property is transferred subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is **improved** property known as **1016 Scovel Street, Nashville, TN 37208**

WITNESS my hands this 31 day of August, 2022

ZHUO YUN XIE

BILIAN XIE

STATE OF **TENNESSEE**
COUNTY OF **SUMNER**

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Zhuo Yun Xie and Bilian Xie whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged they executed the foregoing instrument for the purpose therein contained.

REBECCA CAMPBELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 01-31-2024

Witness my hand this 31 day of August, 2022.

Notary Public

My Commission Expires: _____

INFORMATION USED WAS FURNISHED BY GRANTORS

CERTIFICATE OF AUTHENTICITY

I, Rebecca Campbell 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 8/31/22.

Affiant
Date: 9/2/22

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 2 day of Sept, 2022.

Notary Public

My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024