Karen Johnson Davidson County
Batch# 944368 DEEDQC
11/23/2022 11:48:12 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221123-0124055

This Instrument Prepared By:
Morgan Smith, Attorney
1222 16th Ave S, Suite 23
Nashville, TN 37212

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Mingjian Shi of the County of Davidson and State of Tennessee for and in consideration of the Marital Dissolution Agreement between the parties, do hereby bargain, sell, release, remise, quit claim, and convey unto Lan Hu all his right, title and interest in and to the following described real estate, to wit:

Being the same property conveyed to parties by Warranty Deed from Karl Travis Falls (unmarried) of record as Inst. No. DB-20051128_0142868 in said Register's Office.

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 29 day of March A.D., 2022.

Mingjian Shi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Mingjian Shi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the person within named and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 29th day of March, 2023.

ROBIN W. OQUIN
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

NOTARY PUBLIC

My commission expires: 6/14/2023

Ward-Block-Parcel No.: 104060G01200CO
Property Known as: 112 Fairmont Pl., Nashville, Tennessee 37203
Mail Tax Notice to: 112 Fairmont Pl., Nashville, Tennessee 37203
New Owner: Lan Hu

I, or we, hereby swear or affirm to the best of affiant's knowledge, information and belief, this transfer is pursuant to Final Decree of Divorce and is therefore exempt under TCA § 67-4-409(a)(3)(E).

AFFIANT

SWORN TO AND SUBSCRIBED before me this 29th day of March, 2023.

ROBIN W. OQUINDO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

NOTARY PUBLIC

My commission expires: 6/14/2027

Davidson County DEEDWARR
Recvd: 11/28/05 13:28 2 pg
Fees:13.00 Taxes:758.80
20051128-0142868

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $205,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of November, 2005.

Notary Public
My commission expires: 9/8/09

02-0511-44397

Address of New Owner:	Send Tax Bills to:	Tax Information
Mingjian Shi 112 Fairmont Place Nashville TN 37203	Bank of America 9000 Southside Blvd. Jacksonville, FL 32256	104-06-0-G-012.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Karl Travis Falls, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Mingjian Shi and wife, Lan Hu, hereinafter called the Grantees, their successors and assigns, 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. 112, on the Plan of Fairmont Square, Phase I, according to Master Deed of record at Book 6445, Page 612; amended in Book 6484, Page 111; further amended in Book 6653, Page 895, according to plat and survey of record in Book 6250, Page 310, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Karl Travis Falls, an unmarried person by deed from Charles S. McClendon, an unmarried person, dated January 5, 2000, of record in Instrument No. 20000111-0003860, Register's Office for Davidson County, Tennessee. Karl Travis Falls has since married Emily Pulliam Falls and she joins in the execution of this instrument to convey any marital interest she has in subject property.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 112 Fairmont Place, Nashville, TN 37203

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.