BOX 10-A

Karen Johnson Davidson County
Batch# 955445 DEEDQC
12/28/2022 09:39:26 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221228-0132980

This Instrument Prepared By:
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Kaite Tang & Wenxuan Yang 125 Sterling Oaks Ct. Brentwood, TN 37027	New Owner	161-15-0B-004-00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid I, **Wenxuan Yang** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **Kaite Tang and Wenxuan Yang, husband and wife, as joint tenants with rights of survivorship,** to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Unit No. 4 together with the private elements appurtenant thereto, on the Plan of RoseMonte Townhomes, Phase I (hereinafter referred to as the "Plan"), a Horizontal Property Regime with private elements, as established by a Master Deed of RoseMonte Townhomes, of record in Instrument No. 20051117-0138877, as amended by First Amendment to Master Deed of RoseMonte Townhomes, of record in Instrument No. 20070517-0059078 in the Register's Office for Davidson County, Tennessee. Reference is hereby made to the plan of RoseMonte – Phase I, shown on Exhibit "D" to the Master Deed of RoseMonte Townhomes, of record in Instrument No. 20051117-01368877, for a more complete identification and description of said Unit.

Being the same property conveyed to Wenxuan Yang by Warranty Deed from Mark Alan Jenkins and Shannon Jenkins, husband and wife as joint tenants, of record in Instrument No. 20210405-0043538, Register's Office for Davidson County, Tennessee..

Being also known as 504 Swiss Avenue, Unit 4, Nashville, Tennessee 37211.

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

Witness my hand this 21st day of December, 2022

Wenxuan Yang

WENXUAN YANG

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary having authority within the State and County aforesaid, Wenxuan Yang, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of December, 2022.

Commission expires: 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 21st day of December, 2022.

Notary Public

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON