Karen Johnson Davidson County
Batch# 959948 DEEDQC
01/11/2023 08:51:30 AM 3 pgs
Fees: $27.00 Taxes: $0.00
20230111-0002287

PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, January 6, 2023.

Notary Public

My Commission Expires:

ELIZABETH GREENE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-21-2026

New Owner Address:
Plum Tree Trust
320 South 11th Street
Nashville, TN 37206

Send Tax Bills To:
Same

Map-Parcel Number:
083 13 0 083.00

QUITCLAIM DEED

Charles Lei and Vivian Victoria Lei, husband and wife (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to **Plum Tree Trust, dated January 6, 2023** ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **January 6, 2023**.

Charles Lei

Vivian Victoria Lei

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Charles Lei and Vivian Victoria Lei**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, January 6, 2023.

Notary Public

My Commission Expires:

ELIZABETH GREENE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-21-2026

EXHIBIT A

Land in Davidson County, Tennessee, being Lot 13, Hanner's Subdivision, as shown on plat of record in Plat Book 2, Page 43, filed in Chancery Court, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Charles Lei and Vivian Victoria Lei (a/k/a Vivian Victoria Li Lei), husband and wife, from John Charles Oxford and Lyndsey Weaver Oxford, husband and wife, by deed of record in Instrument No. 20150401-0028405, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 320 South 11th Street, Nashville, TN 37206.

CERTIFICATE OF AUTHENTICITY

I, Robert. J. Hazard, Esq., do hereby make oath that I am a licensed attorney and 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 January 6, 2023.

Affiant Signature

1/6/2023
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
Sworn to and subscribed before me on this day, January 6, 2023.

Notary Public

My Commission Expires:

ELIZABETH GREENE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-21-2026