Karen Johnson Davidson County
Batch# 961750 DEEDQC
01/17/2023 01:57:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230117-0003779

| | |
|---|---|
| THIS INSTRUMENT WAS PREPARED BY:<br>STEWART TITLE COMPANY<br>100 BLUEGRASS COMMONS BOULEVARD<br>SUITE 150<br>HENDERSONVILLE, TN 37075 | STATE OF TENNESSEE<br>COUNTY OF SUMNER<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-<br>AFFIANT<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16 DAY OF ~~August, 2022~~ Jan, 2023.<br>NOTARY PUBLIC<br>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: |
|---|---|---|
| 750A, LLC<br>(NAME) | Same as New Owner<br>(NAME) | 92-07-0G-11 |
| P.O. Box 348<br>(STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS ) | |
| Hendersonville, Tn 37077<br>(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, **BILIAN XIE, A MARRIED WOMAN AND ZONGHUI XIE, A MARRIED MAN, AS JOINT TENANTS,** "GRANTOR", by these presents, do hereby quitclaim and convey unto **750A, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 750 22ND AVENUE NORTH, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 750 22ND AVENUE NORTH, a Horizontal Property Regime, of record in Instrument No. 20181115-0112629, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to **BILIAN XIE, A MARRIED WOMAN AND ZONGHUI XIE, A MARRIED MAN, AS JOINT TENANTS,** by Warranty Deed from **ANTHONY O'NEAL, A SINGLE MAN,** dated 11/29/2021 and recorded 12/09/2021, of record in Instrument 20211209-0163258, 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 **750 A 22nd Ave N, Nashville, TN 37208**

WITNESS my hands this 16 day of ~~August,~~ Jan, 2023

**BILIAN XIE**

**ZONGHUI XIE**

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Bilian Xie and Zonghui 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.

Witness my hand this 16 day of ~~August, 2022.~~ Jan 2023

Notary Public

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

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 1/16/22.

Affiant
Date: 1/16/22

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 16 day of Jan, 2022

Notary Public

My Commission Expires:

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