Karen Johnson Davidson County
Batch# 987446 DEEDQC
04/03/2023 09 04 23 AM 3 pgs
Fees $17 00 Taxes $0 00
20230403-0023710

THIS INSTRUMENT PREPARED
FROM INFORMATION SUPPLIED BY
THE PARTIES
G Philip Anderson
Attorney at Law
5110 Maryland Way
Suite 120
Brentwood, TN 37027
615/377-9370

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is none.

Affiant

Sworn to and subscribed before me this 28 day of March, 2023.

G PHILIP ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires:
1·8·2024

QUITCLAIM DEED

Address New Owners As Follows:	Send Tax Bills To.	Map & Parcel No.
Jinming Yang, Trustee of The Jinming Yang Revocable Living Trust Dated March 28, 2023 1539 Richlawn Drive Brentwood, TN 37027	Same	104140A01000CO

FOR AND IN CONSIDERATION OF the sum of Ten Dollars and 00/100 ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **JINMING YANG,** hereby quitclaims unto the **JINMING YANG, Trustee of the JINMING YANG REVOCABLE LIVING TRUST,** dated the ____ day of March, 2023, all the interest he may possess in the following parcel of land located in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No 2840, together with the appurtenant interest in the common elements of Westbrooke Condominium, a horizontal property regime established by Master Deed, of record in Book 7341, Page 459, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "A-2" to the aforementioned Master Deed. Said Unit 2840 is also designated as Unit 2820 on Exhibit "A-1" to the Master Deed.

BEING the same property conveyed to Jinming Yang and wife, Jiali Zhao, by Warranty Deed from Pamela Mark Hall, unmarried, dated January 15, 2013, of record in Instrument No. 20130116-0005334, Register's Office for Davidson County, Tennessee, the said Jiali Zhao having died on January 20, 2018

This conveyance is subject to matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Charter of Homeowners Association recorded in Book 7348, Page 191 and Book 7928, Page 835. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WESTBROOKE Condominium of record in Book 7341, Page 459, also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Utilities, recorded in Book 4758, Page 442.

Easement for Storm Sewers, recorded in Book 1449, Page 47.

Deed of Merger and Termination recorded in Book 7341, Page 456

This is improved property identified as 2820 Westwood Avenue, Nashville, Tennessee, 37212.

IN WITNESS WHEREOF, JINMING YANG has executed this Quitclaim Deed as of the 28 day of March, 2023.

JINMING YANG

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JINMING YANG,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand this 28 day of March, 2023.

PHILIP ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires:
1.8.2024