Karen Johnson Davidson County
Batch# 1021183 DEEDQC
06/30/2023 09 21 06 AM 2 pgs
Fees $12 00 Taxes $0 00
20230630-0050007

Prepared by
Cain & Associates, PLLC
206 Gothic Court, Ste 300
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, w
this transfer is $0

Affiant

Subscribed and sworn to before me, this 29 day of June, 2023

Notary Public
My commission expires. 6-17-2024

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Xiu Fang Zhang 1011 Southside Court Nashville, TN 37203	New Owner	105-1-515 00

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Xiu Fang Zhang, unmarried,** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby convey, remise, release, and forever quitclaim unto the **Xiu Fang Zhang, unmarried, and Chinchin Er Zhang, unmarried,** Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows

Being Unit 1011 Southside Court, a Horizontal Property Regime with Private Elements as set out in the Declaration of Covenants, Conditions, and Restrictions of record as Instrument Number 20150921-0095678, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete description thereof

Being a portion of the same property conveyed to Jun Yen Zhang by Warranty Deed from Dana Risk, unmarried, dated April, 10, 2015 and filed for record on April 20, 2015 in Instrument Number 20150420-0034982, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Xiu Fang Zhang, unmarried, by Quitclaim Deed from Jun Yen Zhang dated December 5, 2016 of record as Instrument No 20161205-0127609, Register's Office for Davidson County, Tennessee

This conveyance is subject to any, and all existing restrictions and easements of record

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T C A 260-2-307 or other similar statute

This property is unimproved property known as **1011 Southside Court, Nashville, TN 37203.**

This instrument and the interest released and quitclaimed are subject to limitations, restrictions and encumbrances as may affect the premises This deed was prepared with information obtained

and encumbrances as may affect the premises This deed was prepared with information obtained from the Grantees No title search was performed prior to preparation and recording of this deed

WITNESS my hand this 28th day of June, 2023

Xiu Fang Zhang

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Xiu Fang Zhang**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of June, 2023.

Notary Public
My commission expires: 6-17-2024

