Karen Johnson Davidson County
Batch# 1024114 DEEDQC
07/10/2023 09 35 57 AM 2 pgs
Fees $12 00 Taxes $0 00
20230710-0052371

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0 00

Affiant

Subscribed and sworn to before me, this 7 day of July 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
Donglian Sun 1009 13th Ave S Nashville, TN 37212	New Owner	081-16-0-470 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, **Donglian Sun & Shuqian Xu, a married couple,** hereinafter referred to as Grantor(s), has bargained and sold, and do hereby convey, remise, release, and forever quitclaim unto **Donglian Sun & Shuqian Xu, a married couple, an undivided 99% interest, and Jihua Liu, a single person, a life estate in an undivided 1% interest, where upon her death the 1% interest will vest in Donglian Sun & Shuqian Xu, a married couple,** Grantee(s), their heirs and assigns, the trust's entire right, title, and interest in and to the real property described as follows.

Land in Davidson County, Tennessee, being the southerly Thirty-seven and one-half (37 ½) fee of Lot No. Eleven (11) on the Plan of Harding's First Addition to Nashville, as of record in Plat Book 19, page 241, Register's Office for Davidson County, Tennessee, and being further described as follows

Being at the Northeast corner of Harding Street and 14th Avenue North, formerly Watkins Street, being the Southwest corner of said Lot No 11, Thence with the Northerly margin of Harding Street, Easterly Sixty-Seven and One-half, (67 ½) feet to Lot Nos 11 and 12, thence Northerly with the line between said two lots, Thirty Seven and One-half (37 ½) feet, thence, Westerly parallel with Harding Street, Sixty Seven and One-half (67 ½) feet, more or less, to the easterly margin of 14th Avenue North, thence with the Easterly margin of said 14th Avenue North, Southerly Thirty Seven and One-half (37 ½) feet to the beginning

Being the same property conveyed to Donglian Sun & Shuqian Xu, a married couple, by Warranty Deed from Nakita Ross, an unmarried woman, dated February 22, 2022 of record in Instrument No 20220307-0025795, Register's Office for Davidson County, Tennessee

This property is improved property known as. **1026 14th Avenue North, Nashville, Tennessee 37208**

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T C A. 26-2-301 or other similar statue therein

This deed was prepared in reliance upon the most recent deed in the chain of title and without performance of a title search. No representation of title is made by this deed or the preparation thereof

This instrument and the interest released and quitclaimed are subject to limitations, restrictions and encumbrances as may affect the premises

WITNESS my hand this 7th day of July, 2023

Donglian Sun by

Donglian Sun by Frank Gong Yu Hsu
Her attorney-in-fact Her attorney-in-fact

Shuqian Xu by

Shuqian Xu by Frank Gong Yu Hsu
His attorney-in-fact His attorney-in-fact

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 **Frank Gong Yu Hsu**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Donglian Sun and Shuqian Xu**, and who acknowledged that he executed the same as the free act and deed of **Donglian Sun and Shuqian Xu**

Witness my hand, at office, this 7th day of July, 2023

Notary Public

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires 6-17-2024