Karen Johnson Davidson County
Batch# 1025254 DEEDQC
07/12/2023 10 33 01 AM 2 pgs
Fees $12 00 Taxes $0 00
20230712-0053284

This Instrument Prepared By and Returned To:
Dylan Potter, Attorney
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Fatherland GP PO Box 121986 Nashville, TN 37212	New Owner	071080Y00100CO

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid I, **KE QIN, MARRIED** do hereby quitclaim and by these presents do transfer and convey all of their right, title and interest unto **FATHERLAND GP, A TENNESSEE GENERAL PARTNERSHIP,** their successors and assigns to the following tract of land in Davidson County, Tennessee described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 302 Prince Avenue Homes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 302 Prince Avenue Homes, a Horizontal Property Regime, of record in Instrument No. 20210223-0022511, 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 part of the same property conveyed to Ke Qin, by Warranty Deed from Nelson R. Remus, Trustee, and his successors in Trust, of the Remus Family Living Trust dated February 28, 2006 as amended and restated on July 15, 2019 as to an undivided fifty percent (50%) tenants in common interest and John Blackwell, of record in Instrument No. 20210122-0010055, in the Register's Office of Davidson County, Tennessee, dated January 15, 2021 and recorded on January 22, 2021.

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

This instrument was prepared with information supplied by the Grantee. No title examination was performed to validate the accuracy of the title. Therefore, the preparer does not accept liability for this instrument.

This improved property known as 302 A Prince Avenue, Nashville, TN 37207

Witness my hand this 17th day of July, 2023

KE QIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Ke Qin, the within named bargainor who executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 17th day of July, 2023.

Notary Public

My Commission Expires: _____

D DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0 00

Affiant

Subscribed and sworn to before me, this the 17th day of July, 2023

Notary Public

D DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025