Karen Johnson Davidson County
Batch# 1025256 DEEDQC
07/12/2023 10 34 12 AM 2 pgs
Fees $12 00 Taxes $0 00
20230712-0053286

This Instrument Prepared By:
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Haojie Wang 1005 Mooreland Blvd Brentwood, TN 37027	New Owner	106-13-0-173.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid I, **Haojie Wang, a married man** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **W. Family Real Estate Holdings, LLC, Series 3,** its successors and assigns to the following tract of land in Davidson County, Tennessee described as follows:

Being a tract of land located in the 17th Civil District of Davidson County, Tennessee, and being a portion of Lots #46 and #47 on the plan of Sadler Place Subdivision as of record in Book 332, Page 31, Register's Office for Davidson County, Tennessee and surveyed by Donald R. Carver dated February 13, 1974.

Beginning at an iron pin on the western right of way Sadler Avenue and being 73.40' North of centerline Glenross Avenue, and being the northeast corner of a tract owned by Elena Ashlee Burton as of record in Instrument No. 20120213-0012268, RODC, Tennessee, and being the southeast corner of this tract.

THENCE: with the westerly right of way Sadler Avenue, N 20 degrees 00 min 00 seconds E to an iron pipe, the northeast corner of this tract.

THENCE: N 70 degrees 00 minutes 00 seconds W 85.00' to an iron pipe in the easterly right of was of the railroad.

THENCE: with said right of way railroad, S 32 degrees 27 minutes 18 seconds W 117.78' to an iron pin, being the northwest corner of Burton Tract.

THENCE: S 70 degrees 00 minutes 00 seconds E 110.40' to the point of beginning containing 0.258 acres more or less.

Being the same property conveyed to Haojie Wang, a married man by Warranty Deed from Robbie Judd, an unmarried woman, dated August 14, 2018, of record in Instrument No. 20180927-0096034, Register's Office for Davidson County, Tennessee.

Being also known as 2155 Sadler Ave, Nashville, Tennessee 37210.

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

Witness my hand this _____ day of _____, 2023

HAOJIE WANG

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Haojie Wang with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10 day of July, 2023

Commission expires

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

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0 00

Affiant

Subscribed and sworn to before me, this the 10th day of July, 2023

Notary Public

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