Karen Johnson Davidson County
Batch# 1037587 DEEDQC
08/11/2023 01:44:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230811-0062539

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd. Suite 402. Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of Zero Dollars and no/100 ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Jianxin Zhao, a single man** ("Grantors"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto Xiao Qing Lu, a single woman (Grantee), all of his rights, title. and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of Cherry Hills, Section 10-B, of record in Plat Book 5210. Page 139. Register's Office for said County, Tennessee, to which is hereby made for a more complete description. Said Lot No. 95, which is a corner lot, fronts 72.13 feet on the Southerly margin of Fieldstone Court and fronts 80.94 feet on the Easterly margin of Fieldstone Drive, said frontage being joined by a curve having a length of 35.14 feet, and extends back 115.76 feet on the Southerly line and 145.28 feet on the Easterly line to a dead line measuring 17.71 feet thereon.
Parcel ID No.: 15010003400

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to **Xiao Qing Lu and Jianxin Zhao, wife and husband** herein by Special Warranty Deed of record at Instrument Number **20120607-0049709** in Register's Office for Davidson County, Tennessee. *Parties are now divorced.

IN TESTIMONY WHEREOF I/we have executed this instrument the 8th day of **August, 2023.**

Jianxin Zhao

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Jianxin Zhao,** 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 at office this 8th day of **August, 2023.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 05-09-26

For recording information only

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 8th day of **August, 2023.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 05-09-26

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PROPERTY ADDRESS: 3100 Fieldstone Dr, Antioch, TN 37013
TAX PARCEL NO.: 15010003400
PROPERTY OWNER: **Xiao Qing Lu**
OWNER'S ADDRESS: **6016 Landmark Pl., Brentwood, TN 37027**
MAIL TAX BILLS TO: **Owner, 6016 Landmark Pl., Brentwood, TN 37027**

Certificate of Authenticity

I, Holly A. Mason, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 8, 2023.

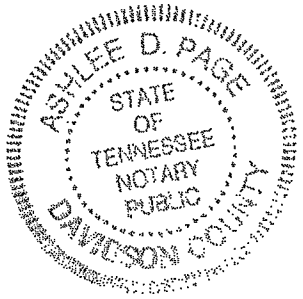
Affiant Signature

8/8/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8 day of August, 2023.

Notary's Signature (Notary Seal)



My Commission Expires: 9/7/2026