Karen Johnson Davidson County
Batch# 1037587 DEEDQC
08/11/2023 01:44:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230811-0062540

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. 25 on the Plan of Bellshire Terrace, Section One, Phase Two, as shown on the Plat of Record in Book 6250, Page 179 and 180, in the Register's Office for Davidson County, Tennessee, to which Plat Reference is hereby made for a more particular description.

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 husband, Jianxin Zhao** herein by Quit Claim Deed of record at Instrument Number **20140306-0018913** in Register's Office for Davidson County, Tennessee. *Parties are now divorced.

IN TESTIMONY WHEREOF I/we have executed this instrument the 8 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

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

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PROPERTY ADDRESS:	1360 Bellshire Terrace Dr., Nashville, TN 37207
TAX PARCEL NO.:	050 03 0 028.00
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)

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026