Information was provided from parties involved. No search of public records was performed.

THIS INSTRUMENT PREPARED BY:
Andy Maloney, Esq.
5120 Virginia Way, Suite B13
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1039259 DEEDQC
08/16/2023 03:05:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230816-0063989

Address New Owner(s)
Guang Wen Shi
7632 Mint Leaf Drive
Antioch, TN 37013

Send Tax Bills To:
Guang Wen Shi
7632 Mint Leaf Drive
Antioch, TN 37013

Map & Parcel No.:
181-1-0-B-112.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Guang Wen Shi, a married person** ("Grantor") hereby quitclaim and convey unto **Guang Wen Shi and Ri Ying Zheng, husband and wife,** ("Grantees"), their heirs and assigns, all of my right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Being Lot No. 138, on the Plan of Phase One, 2nd Addition to Sugar Valley, a RS10 Cluster Lot Subdivision, a Planned Unit Development, of record in Instrument Number 20050105-0001853, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Guang Wen Shi, a married person, by Warranty Deed from Yazdian Construction, Inc., a Tennessee corporation, of record in Instrument Number 20051107-0134698, and corrected Instrument Number 20051123-0141785, Register's Office for Davidson County, Tennessee.

This is improved property known as 7632 Mint Leaf Drive, Antioch, TN 37013.

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

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 16th day of August, 2023.

GUANG WEN SHI

Guang Wen Shi

STATE OF TENNESSEE
COUNTY OF Williamson

On this 16th day of August, 2023, before me, the undersigned, personally appeared **Guang Wen Shi,** to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NOTARY PUBLIC My Commission Expires: 8/3/26

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration for this transfer is $0.

Yong G. Shi
AFFIANT

Subscribed and sworn to before me, this 16th day of August, 2023

NOTARY PUBLIC My Commission Expires: 8/3/26

I, Andy Maloney, 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 8/16/2023 (date of document).

Affiant Signature
Date 8/16/2023

State of TN
County of Williamson

Sworn to and subscribed before me this 16 day of August, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8/26/24

202308160063989