Karen Johnson Davidson County
Batch# 1049774 DEEDQC
09/14/2023 09:59:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230914-0072082

QUITCLAIM DEED

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1 DAY OF September 2023.

Notary Public

MY COMMISSION EXPIRES: 04/26/2027

(AFFIX SEAL)

DM-TAG-21-620-24

THIS INSTRUMENT WAS PREPARED BY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Xie Tn Property Holding LLC, a Tennessee Limited Liability Company	**Same as owner**	
(NAME) **22 Meadow Lark Lane,**	(NAME)	**090 12 1A 024.00**
(ADDRESS) **Belle Meade, NJ 08502**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **XUEBING XIE, AS TRUSTEE OF THE 2017 XIE FAMILY TRUST,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **XIE TN PROPERTY HOLDING LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 24 of The Becanni, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing The Becanni, a Townhouse Planned Unit Development, a Horizontal Property Regime, of record in Instrument Number 20191212-0128228; as amended in Instrument No. 20200117-0006311, Instrument No. 20200710-0075567, Instrument No. 20201104-0129388, and Instrument No. 20210420-0052966, 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 the same property conveyed to Xuebing Xie, as Trustee of the 2017 Xie Family Trust by Warranty Deed from The Becanni, LLC, a Tennessee limited liability company, executed on 2/17/2022 and filed for record on 2/23/2022 and filed for record on 20220223-0020647, Register's Office for Davidson County, Tennessee.

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

This is **improved** property known as: **620 Croley Drive Unit #24, Nashville, Tennessee 37209**.

Witness my/our hand(s) this the 1 day of Sep, 2023

Xuebing Xie, as Trustee of the 2017 Xie Family Trust

BY: _____
Xuebing Xie
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, XUEBING XIE, TRUSTEE of XUEBING XIE, AS TRUSTEE OF THE 2017 XIE FAMILY TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my/our hand(s) this the ____ day of _____, 20____.

_____
Notary Public
My Commission Expires: _____
(SEAL)

See Attached
California All-Purpose
Acknowledgement

RETURN TO:
Rudyt Title and Escrow LLC
2012 21st Avenue South
Nashville, TN 37212

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of SANTA CLARA }

On September 1. 2023 before me, ETSUKO HARTNETT, NOTARY PUBLIC.
Date *Here Insert Name and Title of the Officer*

personally appeared Xuebing Xie
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

ETSUKO HARTNETT
COMM. # 2426889
NOTARY PUBLIC-CALIFORNIA
COUNTY OF SAN MATEO
MY COMM. EXP. DEC. 12, 2026

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

©2019 National Notary Association

I, Gabriel R. Lutz, 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 **9/1/2023** (date of document).

Affiant Signature

Date **9/1/2023**

State of New York

County of Clinton

Sworn to and subscribed before me this **1** day of **September**, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027