THIS INSTRUMENT PREPARED BY: ***Yvette L. Meldrum, Attorney at Law*** **Mid-State Title & Escrow, Inc.** *Royal Oaks Trade Center* *128 Holiday Court, Suite 125* *Franklin, TN 37067* *(615) 790-3156* This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax-related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, LLC shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax-related counsel. **This Instrument is to be treated as a Quitclaim Deed under T.C.A. § 67-4-409(a)(1)(D), as amended.** 2023-1398	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* Sworn to and subscribed to before me this 12 day of DEC. 2023. *Notary Public* *My commission expires:* 1-26-2025 JAMES K STERLING STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-26-2025

Name and Address of New Owner: Xiaoyan Zhan & Zixiu Xiang 1726 Harness Place Brentwood, TN 37027	Karen Johnson Davidson County Batch# 1081266 DEEDQC 12/12/2023 01:28:30 PM 2 pgs Fees: $12.00 Taxes: $0.00 20231212-0095748
Send Tax Bills To: Owner	
Street Address of Subject Property: 4958 Edmondson Pike Unit K-54 Nashville, TN, 37211	**Parcel ID:** 147070B05400CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Xiaoyan Zhan, a married person** hereinafter called **"GRANTOR,"** hereby conveys and quitclaims unto **Xiaoyan Zhan & Zixiu Xiang, wife and husband** hereinafter called **"GRANTEES,"** his/her/their heirs and assigns, all of his/her/their right, title and interest, if any, in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

BEING UNIT NUMBER K-54, ON THE PLAN OF WOODLEA PLACE TOWNHOUSES AS OF RECORD IN BOOK 5050, PAGE 101, REGISTER'S OFFICE FOR SAID COUNTY TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

Being the same property conveyed to Xiaoyan Zhan, a married man by warranty deed of Wilson & Associates PLLC successor trustee to Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-W10 of record in instrument #20141117-0105509, Register's Office, Davidson County, TN dated November 3, 2014, recorded November 11, 2014.

WITNESS my hand this 12th day of Dec., 2023

Grantor – Xiaoyan Zhan

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Xiaoyan Zhan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that they/he/she, the within named bargainor, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, this 12 day of DEC., 2023.

NOTARY PUBLIC

My commission expires: 1.26.25

JAMES K STERLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-26-2025

True Copy Certification

I, Yvette Meldrum, 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 DEC. 12, 2023.

Affiant Signature

DEC. 12, 2023

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 12 day of DEC. 2023.

Notary's Signature

MY COMMISSION EXPIRES: 1.26.25

JAMES K STERLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-26-2025