Karen Johnson Davidson County
Batch# 1084585 DEEDQC
12/21/2023 10:42:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231221-0098423

Prepared by and Returnable to (After Recordation):
Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, Tennessee 37064

QUITCLAIM DEED

Address of New Owner	Send Tax Bill To:	Map & Parcel Nos.:
JQSF, LLC 311 32nd Ave South, Unit A Nashville, TN 37212	New Owner	071-11-0-102.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, **JUNLI SHI AND WIFE, QING ZHANG,** hereinafter collectively called **"GRANTORS,"** hereby quitclaims and conveys unto **JQSF, LLC, a Tennessee limited liability company**, hereinafter called **"GRANTEE,"** all the right, title and interest Grantor may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being the easterly hone-half of Lot No. 22 on the Plan of Trinity Heights Addition, of record in Book 161, Page 38, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 22 fronts 50 feet on the southerly margin of Edith Avenue and extends back between parallel lines 150 feet, more or less, to an alley.

Being the same property conveyed to JUNLI SHI AND WIFE, QING ZHANG, by Special Warranty Deed dated May 19, 2000 from AMERIQUEST MORTGAGE COMPANY in Instrument Number 20000524-0052049, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property known as 335B Edith Avenue, Nashville, TN 37207. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantor. No title search was requested or conducted. Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description. This deed was prepared based upon the request and instructions of the Grantor and no legal or tax advice was given by the preparer.

[Signatures on following page.]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 21 day of December, 2023.

Grantor:

JunLi Shi

Grantor:

Qing Zhang

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **JUNLI SHI and QING ZHANG**, collectively the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21 day of December, 2023.

Notary Public

My commission expires: My Commission Expires June 14, 2025

Keaton A. Ryle STATE OF TENNESSEE NOTARY PUBLIC County of Williamson

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF

The actual consideration for this transfer is $ 0.

AFFIANT

Sworn to and subscribed before me, this 21 day of December, 2023.

Notary Public

My Commission Expires: 1/20/2025

REBEKAH JOLLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES JANUARY 20, 2025

True Copy Certification

I, Keaton A. Rye, 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 correct copy of the original document executed and authenticated according to law on December 21, 2023.

Signature

12/21/2023
Date

State of Tennessee
County of Williamson

Personally appeared before me, a notary public for said County and State, Keaton A. Rye, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

12/21/2023
Date

My Commission Expires: 1/20/2025

