Karen Johnson Davidson County
Batch# 1084587 DEEDQC
12/21/2023 10:46:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231221-0098425

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	081-15-0-412.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, **JUN LI SHI AND WIFE, QING ZHANG, erroneously referred to as QUING ZHANG in previous deed of record in Instrument No. 20001227-0126436,** 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 thirty-one feet of Lot No. 21 on the Map of Bransford Realty Company's Subdivision of Lots Nos. 1 and 3 and part of Not No. 2 of the James Hamilton Tract of record in Book 332, Page 166, Register's Office for said County, to which plan reference is hereby made for a more complete description. Said part of said Lot No. 21 fronts 31 feet on the Southerly side of Heiman Street, and runs back between lines 153.5 feet, more or less, to an alley.

Being the same property conveyed to JUN LI SHI AND WIFE QUING ZHANG by Special Warranty Deed dated December 15, 2000 from U.S. BANK NATIONAL ASSOCIATION F/K/A FIRST BANK NATIONAL ASSOCIATION TR U/A DATED 5/1/98 (EQCC HOME EQUITY LOAN TRUST 1998-1) in Instrument Number 20001227-0126436, in the Register's Office of Davidson County, Tennessee.

Quing Zhang and Qing Zhang are one and the same person.

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

This is improved property known as 1619 Heiman Street, Nashville, TN 37208. 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:

Jun Li 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, **JUN LI 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.

My Commission Expires
Notary Public

My commission expires: June 14, 2025

Keaton A. Rye
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: Nov 21st, 2027

AMANDA BAKER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 21, 2027

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

