Karen Johnson Davidson County
Batch# 1084588 DEEDQC
12/21/2023 10:47:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231221-0098426

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	119-13-0-020.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, **QING ZHANG AND HUSBAND, JUN LI SHI,** 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 Lot No. 55 on the Plan of an Addition to and Revision of Lots 93, 94, 95, 96, and 97 of the H. G. McNabb Subdivision of record in Plat Book 1130, Page 79, register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to QING ZHANG AND HUSBAND, JUN LI SHI by Warranty Deed dated October 16, 2007 from YUAN-FEN YANG in Instrument Number 20071016-0122862, 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 3025 Harlin Drive, Nashville, TN 37211. 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:

Qing Zhang

Grantor:

Jun Li Shi

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **QING ZHANG and JUN LI SHI**, 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. 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: 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

