QUITCLAIM DEED

STATE OF TN, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $180.000.00.

Affiant

Subscribed and sworn to me on December 29th, 2023.

NOTARY PUBLIC

My Commission Expires: 9/8/25

BROOKE SOBO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Limin Chen & Yingjun Su 237 Brecard Ct. Nashville, TN 37211	Same as New Owner	133 08 0 058.00

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

KNOW ALL MEN BY THESE PRESENTS that Ning Guo and Fang Rong, husband and wife, hereinafter called **"GRANTORS,"** for and in consideration of the sum of One Hundred Eighty Thousand ($180,000.00) Dollars, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto Limin Chen and Yingjun Su, wife and husband, hereinafter called **"GRANTEES,"** their successors and assigns, their entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot Number 24-A, on the Plan of Zone Lot Division Lot Numbers 22 and 24, Section Two, Addition to Greenwood Hills as of record in Plat Book 6250, Page 146, which amends Plat Book 6250, Page 123, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Ning Guo and Fang Rong, husband and wife, by deed from Shaun Donovan, The Secretary of Housing and Urban Development, dated September 13th, 2011, and recorded September 14th, 2011, of record in Instrument No. 20110914-0071215, Register's Office for Davidson County, Tennessee.
>
> This is improved property, known as 237 Brevard Ct. Nashville, TN 37211.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Karen Johnson Davidson County
Batch # 1086462 DEEDQC
12/29/2023 09:35:19 AM 2 pgs
Fees: $13.00 Taxes: $666.00

20231229-0100033

WITNESS my hand on December 29th, 2023.

Guo

Ning Guo

Fang Rong

Fang Rong

STATE OF TN

COUNTY OF Davidson

On December 29th, 2023, before me personally appeared **Fang Rong**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on December 29th, 2023.

NOTARY PUBLIC

My Commission Expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

STATE OF TN

COUNTY OF Davidson

On Dec. 29th, 2023, before me personally appeared **Ning Guo**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on December 29th, 2023.

NOTARY PUBLIC

My Commission Expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025