Karen Johnson Davidson County
Batch# 1095090 DEEDQC
01/29/2024 08:05:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240129-0005645

QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND 00/100 ($0.00). Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd DAY OF JANUARY, 2024 Notary Public MY COMMISSION EXPIRES 11/03/2025 (AFFIX SEAL)

JACKSON NEVE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBER(S)
THE NASHVILLIAN, LLC (NAME)	NEW OWNER (NAME)	105013P00800CO
9490 CREDITON CT. BRENTWOOD, TN 37027 (ADDRESS)	_____ (ADDRESS)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the ____ day of January, 2024, the undersigned, **SHENG YANG and WEI MA, HUSBAND AND WIFE** (hereinafter collectively and/ or individually referred to as the "Grantor"), has bargained and sold, and by these presents do transfer and quitclaim to **THE NASHVILLIAN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** (hereinafter collectively and/ or individually referred to as the "Grantee"), the Grantee's successors and/ or assigns, all of Grantor's right, title, and interest in and to the following described real estate located in the county of **DAVIDSON**, state of **TENNESSEE**, being commonly known as **1037 SOUTHSIDE COURT, UNIT 5, NASHVILLE, TENNESSEE 37203** and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 8, Gulch Row Townhomes, as shown on plat attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions of the Gulch Row Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20200117-0006421 and amended in Instrument No. 20211011-0136129, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a full and complete description of said unit.

Being the same property conveyed to Sheng Yang and Wei Ma, husband and wife, by Warranty Deed from DC Nashville Real Estate, of record in Instrument No. 20211207-0161741, dated December 3, 2021, and recorded on December 7, 2021, in the Register's Office for Davidson County, Tennessee.

This improved property more commonly known as: 1037 Southside Court, Unit 5, Nashville, Tennessee 37203.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.

3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this 3rd day of January, 2024.

GRANTOR: SHENG YANG

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **SHENG YANG,** with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the persons whose name(s) are subscribed to this instrument, appear to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 3rd day of January, 2024.

Notary Public

11/03/2025
My Commission Expires

JACKSON NEVE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

GRANTOR: WEI MA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **WEI MA,** with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the persons whose name(s) are subscribed to this instrument, appear to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 3rd day of January, 2024.

Notary Public

11/03/2025
My Commission Expires

JACKSON NEVE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 January 3, 2024.

Affiant Signature

January 26, 2024

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 26 day of January, 2024.

Notary Public

Notary's Seal:

