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

Karen Johnson Davidson County
Batch# 1096276 DEEDQC
01/31/2024 11:49:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240131-0006793

QUITCLAIM DEED

Address of New Owner	Send Tax Bill To:	Map & Parcel Nos.:
Jun Li Shi, Qing Zhang, and Jin Shi Amon 311 32nd Ave South, Unit A Nashville, TN 37212	New Owner	104-06-0-297.00

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 QING ZHANG, HUSBAND AND WIFE**, hereinafter collectively called **"GRANTOR,"** hereby quitclaims and conveys unto **JUN LI SHI AND QING ZHANG, HUSBAND AND WIFE, AND JIN SHI AMON** as tenants in common without the right of survivorship, hereinafter collectively 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. 98, on the Plan of the Bransford Realty Company's West End Avenue Place, of record in Plat Book 332, page 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Jun Li Shi and Qing Zhang, husband and wife by Warranty Deed dated July 31, 2007, from Stephen Cooper of record as Instrument No. 20070807-0093720, said Register's Office.

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

This is improved property known as 3107 Wellington Avenue, Nashville, TN 37212. 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 31st day of January, 2024.

Grantor:

Jun Li Shi

Jun Li Shi

Grantor:

Qing Zhang

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, 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 31st day of January, 2024.

Notary Public

My commission expires: 1/20/2025

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Qing Zhang, 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 31st day of January, 2024.

Notary Public

My commission expires: 1/20/2025

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

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $ 0.00 .

AFFIANT

Sworn to and subscribed before me, this 31st day of January, 2024.

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 January 31, 2024.

Signature

1/31/2024
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

January 31, 2024
Date

My Commission Expires: 1/20/2025

