Karen Johnson Davidson County
Batch# 1106442 DEEDQC
03/01/2024 10:12:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240301-0014261

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.:
The Zhang TIST C 311 32nd Ave South, Unit A Nashville, TN 37212	New Owner	035-01-0A-002.00

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 JUNLI SHI, WIFE AND HUSBAND,** hereinafter collectively called **"GRANTOR,"** hereby quitclaims and conveys unto **JUNLI SHI, TRUSTEE OF THE ZHANG TIST C U/A DATED FEBRUARY 29, 2024**, 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 Unit No. 303B of Ladybird Townhomes, of record in Instrument No. 20081104-0109559, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Qing Zhang and Junli Shi, wife and husband, by Warranty Deed dated September 9, 2016, from Paul B. Warner and Richard C. Wright, of record as Instrument No. 20161007-0106543, said Register's Office.

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

Notice is hereby given that this conveyance is a transfer to a trustee of a Tennessee Investment Services Trust, and such conveyance is intended to be a qualified disposition pursuant to TCA Sec. 35-16-101, et. seq.

This is improved property known as 303B Ladybird Drive, Nashville, TN 37217. 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 29th day of February, 2024.

Grantor:

Qing Zhang

Grantor:

Junli 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 Junli 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 29th day of February, 2024.

My Commission Expires
June 14, 2025 Notary Public

My commission expires: _____

Keaton A. Rye
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $ 0.00 .

AFFIANT

Sworn to and subscribed before me, this 29th day of February, 2024.

My Commission Expires
June 14, 2025

Notary Public

My Commission Expires: _____

Keaton A. Rye
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

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 March 1, 2024.

Signature

March 1, 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

March 1, 2024
Date

My Commission Expires: 1/20/2025

