Karen Johnson Davidson County
Batch# 1117092 DEEDQC
04/02/2024 09:18:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240402-0022581

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS - **$0.00 - .**

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 27th DAY OF MARCH, 2024.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 10/27/25

Brad Krivensky State of Tennessee Notary Public Williamson County

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 1720 West End Avenue, Suite 403, Nashville, TN 37203
File No.: 2591

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
MM REI Holdings, LLC, Series J P.S. 6688 Nolensville Road, Suite 108-154 Brentwood, TN 37027	SAME	092020M01000CO

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS ($0.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I/We, **YUZHEN YANG, A MARRIED MAN**, hereinafter referred to as Grantor do hereby convey, remise, release and forever quitclaim our right, title and interest, unto, **MM REI HOLDINGS, LLC, SERIES J P.S., A TENNESSEE SERIES LIMITED LIABILITY COMPANY**, my right, title and interest, unto, hereinafter referred as Grantee, her Heirs and Assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 10 of 1010 28th Avenue N Commons, a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 1010 28th Avenue N Commons, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210929-0131095 and amended at Instrument No. 20230811-0062429 , in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Units being depicted on Exhibit to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

BEING the same property conveyed to Yuzhen Yang, a married man, by Warranty Deed, from Alameda, LLC, a Tennessee limited liability company, dated February 15th, 2024, recorded on March 1, 2024, of record in Instrument Number 20240301-0014396, Register's office for Davidson County, Tennessee; and also being a portion of the same property conveyed to Alameda, LLC, a Tennessee limited liability company by Special Warranty Deed from Benjamin Scott Nall and wife, Rebekah Montiville Nall, dated August 15, 2015, and recorded on September 02, 2015 in Instrument No. 20150902-0089621, Register's Office for Davidson County, Tennessee.

Grantor, by execution of this Quitclaim Deed, and Grantee, by acceptance of and/or filing of this Quitclaim Deed, hereby acknowledge that this Deed was prepared from information provided by the parties involved, and preparer makes no representation or warranty as to the state of title or the accuracy of the legal description herein and that no title insurance is being provided.

Together with all improvements, tenements, hereditaments and appurtenances, all easements serving or benefiting the property, and any or all fixtures and improvements now or hereafter attached to the property.

Being also known as 2719 Alameda Street #106, Nashville, TN 37208.

Witness my/our hand this the 27th day of March, 2024.

Yuzhen Yang

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Yuzhen Yang, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office the 27th day of March, 2024.

KIMBERLY HOLLINGSHEAD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/17/27

Certificate of Authenticity

I, Kimberly Hollingshead, 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 3/27/24.

Kimberly Hollingshead, Esq.

4/1/2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1st day of April, 2024.

Notary Signature

My Commission Expires: 01/06/2025

GRACYN DADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY