REGISTER'S USE ONLY:

Karen Johnson Davidson County
Batch# 1119664 DEEDQC
04/05/2024 01:11:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20240405-0024317

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00. Exempt Transfer Pursuant to TCA 67-4-409.

Nichole Dowling
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 3rd DAY OF April, 2024.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
Commercial Services Division
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
Lin Zhang and Qianli Dong
704 Lena Street
Nashville, TN 37208

NEW OWNER:
Lin Zhang and Qianli Dong
704 Lena Street
Nashville, TN 37208

QUIT CLAIM DEED
(TO CREATE JOINT TITLE)

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. FURTHER THE PREPARER OF THIS INSTRUMENT HAS NOT ACTED AS "SETTLEMENT AGENT" IN THIS TRANSACTION AS THAT TERM IS DEFINED BY THE INTERNAL REVENUE CODE AS MOST RECENTLY AMENDED. THIS INSTRUMENT IS A QUITCLAIM DEED PURSUANT TO T.C.A 66-5-103(2).

This indenture is made and entered into this 3rd day of April, 2024 between LIN ZHANG AND YANHONG WU (hereinafter referred to as "GRANTOR"), and R. W. Hardison (hereinafter referred to as "TRUSTEE") and LIN ZHANG AND QIANLI DONG, as tenants in common with rights of survivorship (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, release, remise and convey unto Grantee, all of Grantor's right, title and interests, marital or otherwise, in and to the following described tract or parcel of real property:

Land in Davidson County, Tennessee and being the Northerly 12 feet of Lot No. 23 and the Southerly 38 feet of Lot No. 24 on the Plan of Roth's Subdivision of record in Plat Book 57, Page 147, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Said parts of said Lots adjoin and front together 50 feet on the Easterly side of 27th Avenue North and run back between parallel lines 114 feet more or less to an alley.

Being the same property conveyed to Lin Zhang and Yanghong Wu, by Warranty Deed from Daisy Hall, Antonio G. Miller, Sr., Frances Brooks, Fannie Locke, Kelly Miller, Gloria Miller, Lawanda Majors and Sherita Majors, dated May 9, 2022 and filed May 18, 2022 of record in Instrument No. 20220518-0057494, in the Register's Office of Davidson County, Tennessee. Yanhong Wu was incorrectly spelled as Yanghong WU in the previous instrument.

TAX PARCEL # 092 06 0 541.00

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 704 Lena Street, Nashville, TN 37208. In the event of a discrepancy between the property address and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed and no new survey is available.

The express purpose of this instrument is to release, remise and convey the interests of Grantor and to create a joint tenancy with rights of survivorship (and not a tenancy in common). Trustee for the express purpose of carrying out the intent of this transfer, as above set out, does hereby remise, release and forever quitclaim unto Grantee, as joint tenants with rights of survivorship (and not as tenants in common), their heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is quitclaimed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

[SIGNATURES ON FOLLOWING PAGES]

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

YANHONG WU

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared YANHONG WU, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 3rd day of April, 2024.

SEAL

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC
COMMISSION EXPIRES: 4/26/25

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

LIN ZHANG

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared LIN ZHANG, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 3rd day of April, 2024.

SEAL

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC
COMMISSION EXPIRES: 4/26/25

In Witness Whereof, Trustee has set his hand the date first above-written.

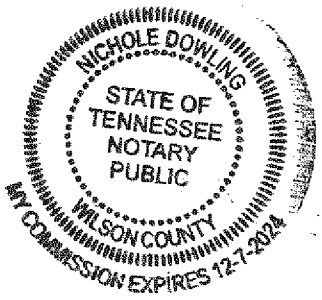
R. W. HARDISON, TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared R. W. HARDISON, TRUSTEE, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 3rd day of April, 2024.

SEAL



Nichole Dowling
NOTARY PUBLIC
COMMISSION EXPIRES: 12.7.2024

Certificate of Authenticity

I, Tonya Loftin, 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 April 3, 2024.

Date

Tonya Loftin

Affiant Signature

April 5, 2024

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 5th day of April, 20 24.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-22-2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)