Karen Johnson Davidson County
Batch # 1141112 DEEDQC
05/31/2024 09:17:26 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240531-0040373

Prepared by and return to:
PATTERSON BRAY PLLC
8001 Centerview Parkway, Ste. 103
Memphis, Tennessee 38018
(901) 372-5003

Map & Parcel: 093 06 4E 055.00

QUITCLAIM DEED

Property Address & New Owner :	*	Mail Tax Statement to:
BAIRD TRUST COMPANY, Trustee of	*	Yifan Li Investment
the YIFAN LI INVESTMENT	*	Services Trust
SERVICES TRUST	*	c/o Yifan Li
160 2nd Avenue, Unit 2102	*	1039 Stockett Drive
Nashville, TN 37201	*	Nashville, TN 37221

The GRANTOR, **YIFAN LI, Trustee of the YIFAN LI REVOCABLE TRUST, dated October 16, 2014,** for and in consideration of Zero Dollars ($0.00), does hereby convey and quit claim all of Grantor's right, title and interest in the below-described property to:

BAIRD TRUST COMPANY, Trustee of the
YIFAN LI INVESTMENT SERVICES TRUST, dated May 16, 2024

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

SEE ATTACHED EXHIBIT "A" FOR DESCRIPTION OF SAID PROPERTY.

Being the same property conveyed to YIFAN LI as Trustee of the YIFAN LI REVOCABLE TRUST, dated October 16, 2014, by Special Warranty Deed of record at Instrument No. 20220916-0103442 in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements and planning documents of record.

No abstract or survey was furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 16th day of May, 2024, by the undersigned.

YIFAN LI REVOCABLE TRUST,
dated October 16, 2014

YIFAN LI, Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **YIFAN LI, as Trustee of the YIFAN LI REVOCABLE TRUST, dated October 16, 2014,** to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 16th day of May, 2024.

NOTARY PUBLIC

My Commission Expires: _____

LARRY R. BRAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Comm. Exp. 01-19-2025

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(1)(D).

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Zero Dollars ($0.00).

AFFIANT

Subscribed and sworn to before me this 16th day of May, 2024.

NOTARY PUBLIC

My Commission Expires: _____

LARRY R. BRAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Comm. Exp. 01-19-2025

EXHIBIT "A"

Unit 2102 of the 160 Second Avenue Private Residences Condominium, together with an undivided 0.580% interest in the common elements appurtenant thereto, in accordance with and subject to the terms, conditions, covenants, restrictions, easements, agreements or any other provisions of the Declaration establishing the 160 Second Avenue Private Residences Condominium dated December 22, 2021 and recorded in the Register's Office of Davidson County, Tennessee on December 29, 2021 in Instrument No. 20211229-0171494, and Amended and Restated Declaration establishing 160 Second Avenue Private Residences Condominium dated April 21, 2022 and recorded in the Register's Office of Davidson County, Tennessee on April 25, 2022 in Instrument No. 20220425-0047381, and First Amendment to Amended and Restated Declaration establishing 160 Second Avenue Private Residences Condominium dated May 24, 2022 and recorded in the Register's Office of Davidson County, Tennessee on May 25, 2022 in Instrument No. 20220525-0060949, and in accordance with and subject to the terms, conditions, covenants, restrictions, easements, agreements or any other provisions of the Declaration establishing 151 First Avenue Master Condominium dated December 22, 2021 and recorded in the Register's Office of Davidson County, Tennessee on December 29, 2021 in Instrument No. 20211229-0171493, and Amended and Restated Declaration establishing 151 First Avenue Master Condominium, dated April 21, 2022 and recorded in the Register's Office of Davidson County, Tennessee on April 25, 2022 in Instrument No. 20220425-0047380, and

First Amendment to Amended and Restated Declaration establishing 151 First Avenue Master Condominium, dated May 24, 2022 and recorded in the Register's Office of Davidson County, Tennessee on May 25, 2022 in Instrument No. 20220525-0060948, each as same may now or hereafter be lawfully amended.