Karen Johnson Davidson County
Batch# 1148562 DEEDQC
06/18/2024 02:57:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240618-0045962

THIS INSTRUMENT PREPARED BY: **Matthew Mullins, atty.** **Mullins Law, pllc** **541 N. Mount Juliet Rd, Ste 2303C** **Mount Juliet, TN 37122** **(615) 701-6444**	STATE OF TENNESSEE) COUNTY OF WILSON) The actual consideration for this transfer is $--0.00--. Ying Nie, Grantor, Affiant Subscribed and sworn to before me, this 18th day of June, 2024. Notary Public My Commission Expires: July 27, 2026

MAXWELL MULLINS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/27/2026
WILSON COUNTY

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers:
Ying Nie and Sanjeet Prasad; Trustees of the Sanjeet and Ying Living Trust 2016 14th Ave. N. Unit A Nashville, TN 37208	SAME	Map: 072-11-0B-001.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Ying Nie, hereinafter called the Grantor, for the purpose of transferring the Grantor's ownership interest in the subject real property to a revocable trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Ying Nie and Sanjeet Prasad, Trustees of the Sanjeet and Ying Living Trust, established by the Trust Agreement dated June 18, 2024**, as amended and restated from time to time, and to their successors in trust, with full power

to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 18th day of June, 2024.

Ying Nie

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ying Nie, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of June, 2024.

My Commission Expires: July 27, 2026

Notary Public

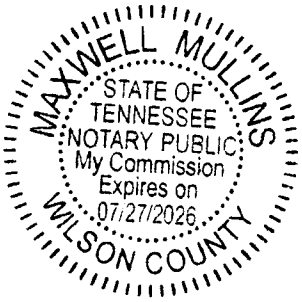


EXHIBIT A

Legal Description

LAND IN DAVIDSON COUNTY, TENNESSEE BEING UNIT A ON THE PLAN OF HOMES AT 2634 PENNINGTON AVENUE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS AS SET FORTH BY EXHIBIT "B" OF THE DCCR'S OF RECORD IN INSTRUMENT NO. 20140325-0024619 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Ying Nie and Guyi Zhang, by quitclaim Deed from Guyi Shang, of Record in Instrument No. 20181226-0125312, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

Certificate of Authenticity

I, Matthew Mullins, 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 6/18/24.

Date

Affiant Signature

6/18/24
Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 18 day of June, 2024.

Notary's Signature

My Commission Expires: 7/27/26
Date

Notary's Seal (if on paper)

MAXWELL MULLINS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/27/2026
WILSON COUNTY