REGISTER'S USE ONLY:

Karen Johnson Davidson County
Batch# 1156714 DEEDQC
07/11/2024 02:28:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240711-0052194

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.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 11 DAY OF July, 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:
Ai Zhu Chen
4009 Barnes Cove Drive
Antioch, TN 37013

NEW OWNER:
Ai Zhu Chen
4009 Barnes Cove Drive
Antioch, TN 37013

QUITCLAIM DEED

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 11 day of July, 2024 between JUNQING CHEN (hereinafter referred to as "GRANTOR") and AI ZHU CHEN (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, being Unit No. D-1, Parcel No. 49 on the Plan of the Villager West Condominium Apartments, a Condominium Development, as established by a Master Deed of record in Book 5452, Page 419 in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Together with the easements, restrictive covenants, conditions and regulations imposed upon and relating to the Units in Villager West Condominium Apartments

including all interests in and to the Common Elements contained in the above-referenced Declaration as well as the By-Laws appended thereto, along with all applicable amendments, which are incorporated herein.

Being the same property conveyed to Junqing Chen by Warranty Deed from Ronald D. Oslin dated March 5, 2019 and filed March 12, 2019, of record in Instrument No. 20190312-0022278, in the Register's Office of Davidson County, Tennessee.

And being the same property conveyed to Ai Zhu Chen by Quitclaim Deed from Junqing Chen dated December 17, 2021 and filed January 10, 2022, of record in Instrument No. 20220110-0002738, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Ai Zhu Chen and Junqing Chen by Quitclaim Deed from Ai Zhu Chen dated April 18, 2022 and filed April 20, 2022, of record in Instrument No. 20220420-0045609, in the Register's Office of Davidson County, Tennessee.

TAX PARCEL # 104 11 0A 049.00

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 2134 Fairfax Avenue, Unit D-1, Nashville, TN 37212.

In the event of a discrepancy between the property address, tax parcel number 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.

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

X _____
JUNQING CHEN

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared JUNQING CHEN, 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 11 day of July, 2024.

SEAL

RANDY HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-06-2027

_____
NOTARY PUBLIC
COMMISSION EXPIRES:_____

Certificate of Authenticity

I, **Rhonda S. Hardison**, 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 July 11, 2024.

Rhonda S Hardison
Affiant Signature

July 11, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me on this 11th day of July, 2024.

Notary Public
My Commission Expires:

