This instrument was prepared by:
SHENGJIE CHEN
812 TEMPLETON DR
NASHVILLE TN 37205

Once recorded, return to:
LINGXIN CHEN
214 OLD HICKROY BLVD #190
NASHVILLE TN 37221

Karen Johnson
Batch # 1171500
08/16/2024 03:00:21 PM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20240816-0063197

This Space for Recorder's Use Only.

Tennessee Quitclaim Deed

State of Tennessee, County of Davidson

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of _____ US Dollars ($ 0.00) in hand, paid to ZEXI SUN AND SHENGJIE CHEN, a married couple with an address of 812 TEMPLETON DRIVE, NASHVILLE TN 37205 (the "Grantor" or "Grantors"), does/do hereby remise, release, and forever quit claim to LINGXIN CHEN, a married individual with an address of 214 OLD HICKORY BLVD #190, NASHVILLE TN 37221 (the "Grantee" or Grantees") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

Current Derivation Clause 20220519-0057963

Tax Parcel ID Number 142040A190.00

The property identified herein ☐ is **-OR-** ☒ is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:

New Owner Name: LINGXIN CHEN

New Owner Address: 214 OLD HICKORY BLVD #190, NASHVILLE TN 37221

TO HAVE AND TO HOLD, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this Quitclaim Deed as of the date hereinunder.

Grantor Signature: Shengjie Chen Date: 08/08/2024

Printed Name: SHENGJIE CHEN

Grantor Signature: Zexi Sun Date: 8/8, 2024

Printed Name: ZEXI SUN

1st Witness Signature: xue hua chen Date: 8/8, 2024

Printed Name: XUE HUA CHEN

2nd Witness Signature: Genxiang Chen Date: 8/8. 2024

Printed Name: GENXIANG CHEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00 Lingyin Qian, **Affiant**
Subscribed and sworn before me this the
16 **Day of** August, 2024.
J. Rivera, **Deputy Register**

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Tennessee)
County of Williamson)

On Thursday August 8th 2024 before me, Zulmarie Rijos ,
personally appeared Zexi Sun and Shengjie Chen ,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Tennessee that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

Printed Name Zulmarie Rijos

My Commission Expires October 26th of 2025 (Seal)

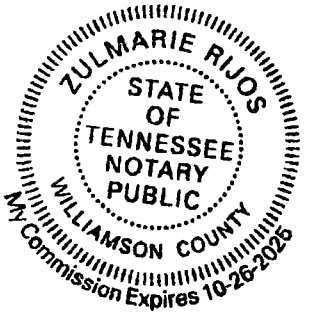


EXHIBIT A

Legal description of the real property being conveyed by this instrument.

Land in Davidson County, Tennessee, being Unit No. 190 of Belle Forest Condominium Apartments, of record in Book 5200, Page 167, Register's Office for Davidson County, Tennessee, a condominium according to the Horizontal Property Act of the Tennessee Code Annotated, and as more fully described in the Master Deed of record in Book 5438, Page 699, amended in Instrument No. 20020213-0019280, said Register's Office, and the By-Laws of record in Book 5438, Page 742, amended in Book 6082, Page 866, and in Instrument No. 20020321-0034877, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, condition and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Belle Forest, contained in the aforesaid Master Deed and By-Laws, together with all amendments thereto, are incorporated by reference and made a part hereof the same as though copied herein.