Karen Johnson
Batch # 1172128
08/20/2024 09:14:36 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240820-0063639

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ -0- .

Ning Guo

J P Barfield
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

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

Notary Public
My commission expires: Sept. 7, 2026

This instrument was prepared by: J. P. Barfield, Attorney at Law
Suite 513, Cavalier Building, 95 White Bridge Road, Nashville, Tennessee 37205
(615) 473-7365/ 615-352-8326 TN SUPREME COURT REG. NO. 11231

Address New Owner as Follows:	**Send Tax Bills To:**	**Map-Parcel Numbers:**
Ning Guo and Fang Rong 508 Logwood Briar Circle Brentwood, Tennessee 37027	Same	Map-Parcel Numbers: 11906029100

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **Ning Guo** (Grantor) for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto, heirs and assigns, to **Fang Rong**, (Grantee) as joint tenants with right of survivorship in and to a certain tract of land in Davidson County, State of Tennessee, more particularly described as follows, To-Wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

BEING LOT NO. 25 ON THE PLAN OF ROSEWOOD ESTATES, SECTION 11, AS OF RECORD IN PLAT BOOK 4955, PAGE 125, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

SAID LOT NO. 25 FRONTS 56.91 FEET ON THE NORTHERLY MARGIN OF LUTIE STREET AND RUNS BACK 170.53 FEET ON THE WESTERLY LINE AND 161.70 FEET ON THE EASTERLY LINE, TO A LINE (ERRONEOUSLY REFERRED TO AS LINES IN PRIOR LEGAL DESCRIPTION) OF THE REAR ON WHICH IT MEASURES 85.98 FEET.

Being the same property acquired the 9th day of August, 2012, by and between Shaun Donovan, The Secretary of Housing and Urban Development of Washington, D.C., party of the first part, and **Ning Guo**, Married his/her their heirs and assigns, party(ies) of the second part, and as recorded at Instrument No. 20120810-0071520 in the Register's Office of Davidson, Tennessee.

This Conveyance is subject to taxes and any and all existing plat notes, conditions, restrictions and easements of record that may affect the property

This is improved property, known as 6 Lutie Street, Nashville, Tennessee 37210.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, my hand this 16th day of August, 2024.

NING GUO, GRANTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **NING GUO,** the Grantor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of August, 2024.

Notary Public
My commission expires: Sept. 7, 2026

J P Barfield
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson