QUITCLAIM DEED

Note: This instrument is prepared based upon information provided by the parties. No title search was performed in preparation of this Quitclaim Deed. The preparer makes no representation as to the status of title.

STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th DAY OF AUGUST, 2024.

NOTARY PUBLIC

My Commission Expires: 03-08-2028

MATTHEW S. HORNBEAK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-8-2028

Karen Johnson Davidson County
Batch # 1180886 DEEDQC
09/12/2024 11:10:57 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20240912-0070403

THIS INSTRUMENT WAS PREPARED BY:
J. Walker Lewis
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Zhi Chen 101 Holt Hills Road Nashville, TN 37211	SAME ADDRESS AS NEW OWNER	119-13-0-085 CO

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, Xin Zheng **("Grantor")**, by these presents, quitclaims, grants and conveys unto Zhi Chen **("Grantee")**, her heirs and assigns, any and all his right, title and interest in and to the following tract of land in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the Map of H. G. McNabb Subdivision, of record in Book 1130, page 64, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the easterly margin of Louise Drive at the corner of Lots Nos. 8 and 9; thence with the line between said lots easterly 178.72 feet; thence southerly 87 feet to the north margin of Tanksley Street; thence with the margin of the same, westerly 151 feet to a point at the beginning of a curve; thence around said curve in a northwesterly direction 37.7 feet to the easterly margin of Louise Drive; thence with the margin of same, northerly 42.5 feet to the beginning.

Being the same property conveyed to Julian P. Lepley and wife, Aline Lepley by Deed from Ruel C. Eason and wife, Kathryn G. Eason, of record in Book 2198, page 365, Register's Office for Davidson County, Tennessee. Julian P. Lepley died on June 19, 1962, vesting Aileen Lepley also known as Aline Lepley as

surviving tenant. Said Aileen Lepley died on June 13, 2015, leaving Last Will and Testament filed for Probate in Case No. 15P1246, Seventh Circuit Court of Davidson County, Tennessee. In accordance with the terms of the Will, Vicki Lepley is named as Personal Representative of the Estate of Aileen Lepley deceased.

Being the same property conveyed to Vicki Lepley by Executor Deed from Vicki Lepley, Executrix of the Estate of Aileen Lepley, deceased of record in Instrument No. 20160610-0058726 Register's Office for Davidson County, Tennessee, dated April 7, 2016 and recorded on June 10, 2016.

The said Vicki Lepley having since died on August 3, 2021 leaving Last Will and Testament filed for record in Probate in Case No. 21P1762, Seventh Circuit Court of Davidson County, Tennessee. In accordance with the terms of the Last Will and Testament of Vicki Lepley, the property herein was specifically devised to Shirley Ann Woodroof.

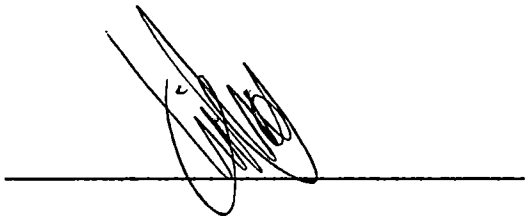
The said Shirley Ann Woodroof having since died on December 30, 2021 leaving Last Will and Testament filed for record in Probate in Case No. 22P1459, Seventh Circuit Court of Davidson County, Tennessee. Order to confirm the sale of record in Probate in Case No. 22P1459, Seventh Circuit Court of Davidson County, Tennessee thereby appointing Melanie Carter as Personal Representative to convey the property herein.

Further, being the same property conveyed to Xin Zheng by Deed from Melanie Carter as Personal Representative for the Estate of Shirley Woodroof, of record as Instrument No. 20230612-0044287 in the Register's Office of Davidson County, Tennessee.

FOR INFORMATION PURPOSES ONLY
Property Address: 2924 Louise Drive, Nashville, TN 37211

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

IN WITNESS WHEREOF, the Grantor has hereunto set his hand on this the 14 day of August, 2024.



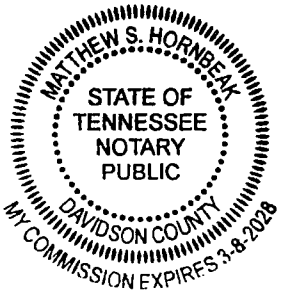
Xin Zheng

STATE OF Tennessee]
COUNTY OF Davidson]

On this 14th day of August, 2024, before me personally appeared Zin Zheng, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Matthew D Hornbeak

Notary Public



My commission expires: 03-08-2026

This is a tax exempt transfer of appreciated
Property as provided in TCA Code 67-4-409(a)(1)(C)(i)(a).