Karen Johnson
Batch # 1197657
10/24/2024 12:42:29 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20241024-0082749

PREPARED BY AND RECORDING REQUESTED BY
Yanfeng Li and Yan Gong
2911 23rd Avenue South
Nashville, Tennessee 37215
6154956703

AND WHEN RECORDED, MAIL DOCUMENT AND TAX STATEMENT TO:
Yanfeng Li and Yan Gong
2911 23rd Avenue South
Nashville, Tennessee 37215
6154956703

Quitclaim Deed

GRANTORS:

Yanfeng Li and Yan Gong, a married couple, whose address is 2911 23rd Avenue South, Nashville, Tennessee 37215.

GRANTEES:

Yanfeng Li and Yan Gong as Trustees of LG Family Trust dated 2024-10-19, whose address is 2911 23rd Avenue South, Nashville, Tennessee 37215.

QUITCLAIM

This quitclaim deed is made between Yanfeng Li and Yan Gong, a married couple, (Grantors) and Yanfeng Li and Yan Gong as Trustees of LG Family Trust dated 2024-10-19 (Grantees). For consideration of ten dollars ($10) paid and received, the receipt and sufficiency of which is hereby acknowledged, the Grantors remise, release, and forever convey and quitclaim to Grantees all of the Grantors' right, title, interest, and claim in or to that real property described below located in County of Davidson, Tennessee.

~~To have and to hold, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging to the property, or in any way appertaining, and the rents, issues, and profits of the property to Grantees and Grantees' assigns forever.~~

PROPERTY DESCRIPTION

Street address of the property: 2601 Hillsboro Pike M13, Nashville, Tennessee 37212

Legal description of the property: See Exhibit A, attached.

Tax Parcel ID No: 117 03 0B 203.00

SIGNATURE OF GRANTORS MAKING THIS DEED

Signature: Liyanfeng
Yanfeng Li, Grantor

Date: 10/22/2024

Signature: Yan Gong
Yan Gong, Grantor

Date: 10/22/2024

NOTARY ACKNOWLEDGMENT

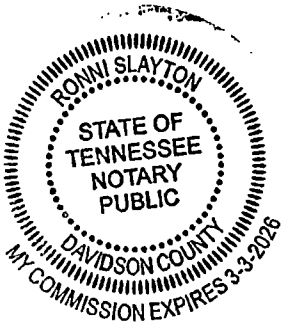
State of Tennessee
County of Davidson

Personally appeared before me, Ronni Slayton (name of officer), Notary Public (official capacity of officer), Yanfeng Li and Yan Gong (names of grantors), 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 22nd day of October, 2024.

Signature of Notarial Officer: Ronni Slayton
Title of Office: Notary Public
My commission expires: 03/03/2026

[stamp]



STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Liyanfeng, Affiant
Subscribed and sworn before me this the
24 Day of October, 2024.
J. Rivera, Deputy Register

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200728502**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $155,000.00. Affiant Subscribed and sworn to before me, this 29th day of July, 2020. Notary Public My Commission Expires:

MCKENZIE TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY COMMISSION EXPIRES MARCH 06, 2024

Karen Johnson Davidson County
Batch# 449676 DEEDWARR
08/04/2020 03:12:30 PM 2 pgs
Fees: $13.00 Taxes: $573.50

20200804-0086371

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Yanfeng Li 2911 23rd Ave S Nashville, TN 37215	New Owner	Tax Parcel ID No. 117 03 0B 203.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John H Woodard and Willena W Woodard, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Yanfeng Li and Yan Gong, husband and wife** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. M-13 on the plan of Revised The Villager Condominium Apartments, of record in Book 5200 at page 201, Register's Office for said county, reference to the record thereof being hereby made for full particulars.

Being the same property conveyed to John H. Woodard and wife, Willena W. Woodard, by Warranty Deed from A. E. Price and wife, Ann M. Price, of record in Book 7662, Page 197, in the Register's Office of Davidson County, Tennessee, dated September 23, 1988 and recorded on September 27, 1988.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revised The Villager Condominium Apartments, as recorded in Plat Book 5200, Page(s) 201. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Villager Condominium of record in Book 5434, Page 665, as amended by instrument(s) of record in Deed of Correction recorded Book 5487, Page 967, amended in Instrument No. 20080416-0038631, Rules and Regulations recorded in Instrument No. 20090616-0055824, and any amendments therto; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.