Karen Johnson
Batch # 1197657
10/24/2024 12:42:29 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20241024-0082750

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: 2911 23rd Avenue South, Nashville, Tennessee 37215

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

MAP PARCEL NO: 177-02-0N-002.00 CO

SIGNATURE OF GRANTORS MAKING THIS DEED

Signature: _____ Date: 10/22/2024
Yanfeng Li, Grantor

Signature: _____ Date: 10/22/2024
Yan Gong, Grantor

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.

[stamp]

RONNI SLAYTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

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

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

39B

RECORDING INFORMATION
BILL GARRETT, Davidson County Trans:T20150080730 DEEDWARR Recvd: 09/22/15 14:27 2 pgs Fees:13.00 Taxes:2220.00 [redacted] 20150922-0096399

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00012130

MAP - PARCEL NO: 177-02-0N-002.00
CO

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
F&M Bank 50 Franklin St Clarksville TN 37040	Yanfeng Li / Yan Gong 2911 23rd Ave S Nashville TN 37215	F&M Bank 50 Franklin St Clarksville TN 37040

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **JAMES H. CHILDRESS JR. and CHRISTINE CHILDRESS, husband and wife,** have bargained and sold and by these presents do transfer and convey unto **YANFENG LI and YAN HONG, husband and wife, their** heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Unit B of 23rd Townhomes, a Horizontal property regime with private elements located at Nashville Davidson County, Tennessee, and described in a declaration of covenants, conditions and restrictions for 23rd Townhomes, a Horizontal property regime with private elements and no common elements, of record as Instrument No. 20061222-0158537, Register's Office for Davidson County, Tennessee, to which reference is hereby made the easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 23rd Townhomes, a Horizontal property regime with private elements and no common elements, contained in said declaration, the Plat filed as Exhibit "B" to said declaration appearing in Instrument No. 20061222-0158537 and bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property James H. Childress, Jr. and wife, Christine Childress, by Warranty Deed from Jerry R. McLean and wife, Theresa C. McLean, dated 12/12/2007, and recorded 12/18/2007 in Instrument No. 20071218-0145100, Register's Office for Davidson County, Tennessee.

This is ☑ improved ☐ unimproved property known as 2911 23rd Avenue South, Nashville, TN 37215.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND WE DO COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2015 Davidson County property taxes are a lien, but are not yet due and payable.
2. All matters as shown on the Plan of record in Plat Book 974, page 24, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20061222-0158537, Register's Office for Davidson County, Tennessee.