QUITCLAIM DEED

Karen Johnson
Batch # 1198861
10/30/2024 03:21:32 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20241030-0083765

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

-24-1305

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF October, 2024.

Notary Public

MY COMMISSION EXPIRES: 5-5-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and please return to):

Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
FRANK GONG YU HSU and EILEEN HSU	**New Owners**	**105011F00100CO**
(NAME) **1305 Grand Ave**	(NAME)	
(ADDRESS) **Nashville, TN, 37212**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

GRAND 7 DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTOR")

BY THESE PRESENTS DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

FRANK GONG YU HSU, AS TO A 99% INTEREST, AND EILEEN HSU, AS TO A 1% INTEREST ("GRANTEES")

THEIR HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, VIZ:

BEING UNIT 1305 AS SHOWN ON THE EXHIBIT MAP OF THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR 1307 GRAND AVENUE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NO. 20161219-0132918, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING PART OF THE SAME PROPERTY CONVEYED TO GRAND 7 DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY WARRANTY DEED, FROM ANNA W. ROE AND KENNETH E. SCHRIVER, OF RECORD IN INSTRUMENT NO. 20160808-0082060, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter****

This is **improved** property known as: **1305 Grand Avenue, Nashville, TN, 37212.**

Witness our hands this the 28 day of October, 2024.

Dong Lian SUN

DONG LIAN SUN, MANAGING MEMBER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DONG LIAN SUN,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as Managing Member for **GRAND 7 DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** the within named bargainor, for the purposes therein contained.

Witness my hand and official seal, this the 28 day of October, 2024.

Notary Public
My Commission Expires: 5-5-25

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

Shu qian XU

SHUQIAN XU, MANAGING MEMBER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SHUQIAN XU,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as Managing Member for **GRAND 7 DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** the within named bargainor, for the purposes therein contained.

Witness my hand and official seal, this the 28 day of October, 2024.

Notary Public
My Commission Expires: 5-5-25

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY