QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1199229 DEEDQC
10/31/2024 08:02:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241031-0083889

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND 00/100 ($0.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26 DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: March 28th, 28

(AFFIX SEAL)

KENNETH GASSIDY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 28, 2028

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Sheng Yang (NAME)	**NEW OWNER** (NAME) Mary Ma	**060H-E 017.00**
1116 11th Avenue North Nashville, Tennessee 37208 (ADDRESS)	4900 Centennial Blvd Suite 300 Nashville TN 37209 (ADDRESS)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 26 day of October, 2024, the undersigned, **SHENG YANG and WEI MA, husband and wife** (hereinafter collectively and/ or individually referred to as the "Grantor"), has bargained and sold, and by these presents do transfer and quitclaim to **SHENG YANG, married** (hereinafter collectively and/ or individually referred to as the "Grantee"), the Grantee's successors and/ or assigns, all of Grantor's right, title, and interest in and to the following described real estate located in the county of **DAVIDSON**, state of **TENNESSEE**, having an address of **1116 11TH AVENUE NORTH, NASHVILLE, TENNESSEE 37208** (the "Property") for the purpose of vesting title to the Property to Sheng Yang, married, in fee simple absolute, with said Property being more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 3 of Buena Vista Towns, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated and as established by a Declaration of Covenants, Conditions and Restrictions for Buena Vista Towns of record in Instrument No. 20160802-0079445, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of Buena Vista Towns, as shown on Exhibit "C" to the Declaration of record in Instrument No. 20160802-0079445, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

Being the same property conveyed to Sheng Yang and Wei Ma, husband and wife, by Warranty Deed from Blake M. Kinsman, married, of record as Instrument No. 20211022-0141863, dated Octber 18, 2021, and recorded on October 22, 2021, in the Register's Office for Davidson County, Tennessee.

This improved property more commonly known as 1116 11th Avenue North, Nashville, Tennessee 37208.

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Upon the recordation of this Instrument with the Davidson County Register of Deeds, Sheng Yang, married, shall be the vested title holder, in fee simple absolute, of 1116 11th Avenue North, Nashville, Tennessee 37208.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

IN WITNESS WHEREOF, this instrument has been executed this 26 day of October, 2024.

GRANTOR: SHENG YANG

GRANTOR: WEI MA

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally, appeared before me, a Notary Public of the aforesaid authority, **SHENG YANG and WEI MA,** with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the persons whose name(s) are subscribed to this instrument, appear to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 26 day of October, 2024.

Notary Public Kenneth Cassidy

March 28th, 2028
My Commission Expires

KENNETH CASSIDY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 28, 2028

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TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **October 26, 2024**.

Affiant Signature

10/29/2024
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this **29th** day of **October**, 20**24**.

Notary Public

Notary's Seal:



☐ This document was executed via remote online notarization pursuant to T.C.A 8-16-301 et seq. (only applies if checked).