Karen Johnson Davidson County
Batch# 1205656 DEEDQC
11/15/2024 02:44:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241115-0089267

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OF THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF NOVEMBER 2024.

Notary Public

MY COMMISSION EXPIRES: 1/11/2026

(AFFIX SEAL)

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067
Reviewed by: Aric D. Hinson, Esq.

07-NSH24-08525

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
JinLi Four Real Estate LLC, a Tennessee limited liability company 6371 McDaniel Rd College Grove, TN 37046	6371 McDaniel Rd Nashville, TN 37046	092-03-0-152.00

QUITCLAIM DEED

THIS INDENTURE made between, **JINLI TWO REAL ESTATE LLC, a Tennessee limited liability company**, hereinafter "First Party", and **JinLi Four Real Estate LLC, a Tennessee limited liability company**, hereinafter "Second Party":

WITNESSETH

That said First Party, for and in consideration of good and valuable consideration, to us in hand paid by Second Party, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT CLAIMED, and do hereby convey and quitclaim unto said Second Party, all their right, title and interest in and to the following described premises, to wit:

Land in Davidson County, Tennessee, being Lot No. 10 on the Map of the Subdivision of the West part of Lot No. 2 on the Subdivision of the Harding Lytle Tract, of record in Book 974, page 52, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Said Lot fronts 50 feet on the North side of Albion Street and runs back between parallel lines 166 feet to an alley, running back along the East margin of 23rd Avenue North.

Being the same property conveyed to JINLI Two Real Estate LLC by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20210326-0040350 Register's Office for Davidson County, Tennessee, dated March 17, 2021 and recorded on March 26, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 2222 Albion Street, Nashville, TN 37208.

The preparer of this deed is not the settlement agent for tax reporting purposes and makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

WITNESS my hand this 14th day of November 2024.

JINLI TWO REAL ESTATE LLC, a Tennessee limited liability company

BY: Liping Huang
Liping Huang

ITS: member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Liping Huang, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Member for JINLI TWO REAL ESTATE LLC, a Tennessee limited liability company and that he/she is authorized by JINLI TWO REAL ESTATE LLC, a Tennessee limited liability company to execute this instrument on its behalf as such Member.

Witness my hand and seal at Franklin, Tennessee, this 14th day of November 2024.

Notary Public

My Commission Expires: Oct 14, 2028

FAITH L LOWE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Kathleen Cannon, 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 November, 14, 2024.

Custodian's Signature

11.15.24
date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 15th day of November, 2024.

Notary Public

MY COMMISSION EXPIRES: 1/11/2026

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON