Karen Johnson Davidson County
Batch# 1205676 DEEDQC
11/15/2024 02:58:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241115-0089288

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OF THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th 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-NSH24-08561

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Jinli Three Real Estate LLC, a Tennessee limited liability company 623/625/627/629 21st Ave N Nashville, TN 37203	6371 McDaniel Rd. College Grove, TN 37046	092-07-0-363.00

QUITCLAIM DEED

THIS INDENTURE made between, **Lei Jin and Chuxi Wang, husband and wife**, hereinafter "First Party", and **Jinli Three 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. 24 on the Plan of W. B. Cooper's Addition, of record in Plat Book 57, Page 39, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. Said Lot No. 24 fronts 50 feet on the south side of Jo Johnson Avenue, formerly Watkins or Lion Street and runs back between parallel lines 179 feet to an alley.

Being the same property conveyed to Lei Jin and Chuxi Wang, husband and wife by Warranty Deed from Lisa H. Taylor, Trustee of The Randy Hillin 2016 Trust, and Lisa H. Taylor, Trustee of The Lisa H. Taylor 2016 Trust, both with an equal, undivided tenant-in-common interest of record in Instrument No. 20220316-0030744, Register's Office for Davidson County, Tennessee, dated March 02, 2022 and recorded on March 16, 2022.

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: 623/625/627/629 21st Ave N, Nashville, TN 37203.

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 our hands this 14th day of November 2024.

Lei Jin

Lei Jin

Chuxi Wang

Chuxi Wang

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 Lei Jin and Chuxi Wang, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

FAITH L LOWE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My commission expires: 06.14.25

TRUE COPY CERTIFICATION

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

I, Kathleen Crowe, 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.

Kathleen Crowe — 11.15.24

Custodian's Signature — date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Stephen Sisco

Notary Public

MY COMMISSION EXPIRES: 1/11/2026

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON