Karen Johnson Davidson County
Batch# 1212011 DEEDQC
12/03/2024 12:39:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241203-0093841

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox, PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, TN 37215** **(615) 383-4429**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 27th day of November, 2024. Notary Public My Commission Expires: 7-7-2027

EILEEN K. HOPKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COM. EXPIRES JULY 7, 2027

QUITCLAIM DEED

Address New Owner: Huixin Qi 6924 Harpeth Glen Trace Nashville, TN 37221	Send Tax Bills To: SunTrust Mortgage, Inc. 1001 Semmes Ave, RVW 5093 Richmond, VA 23224	Tax Information: Map and Parcel No.: 155-03-0D-069.00-CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **CHENXIA M. GUAN, a married woman** (hereinafter referred to as the "Grantor"), does hereby quitclaim, transfer and convey unto **HUIXIN QI, an unmarried woman,** her heirs and assigns, all of her right, title and interest in and to the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of First Revision, Section 2, Allens Green, of record in Plat Book 9700, page 109, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Huixin Qi, an unmarried woman, and Chenxia M. Guan, an unmarried woman, by Quitclaim Deed dated August 17, 2017, from Gerald G. Patterson, Trustee, of record in Instrument No. 20170824-0086981, Register's Office for Davidson County, Tennessee.

This is improved property known as 6924 Harpeth Glen Trace, Nashville, Tennessee, 37221.

This property has never served as the martial residence of the Grantor.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27 day of November, 2024.

GRANTOR:

Chenxia M Guan

CHENXIA M. GUAN

STATE OF MASSACHUSETTS)

COUNTY OF Middlesex)

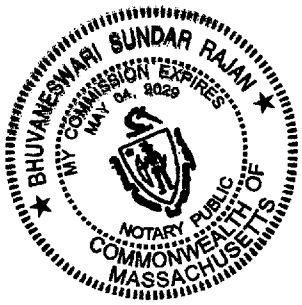
Personally appeared before me, a Notary Public in and for the County and State aforesaid, CHENXIA M. GUAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this the 27th day of November, 2024.

Bhuvaneswari Sundar Rajan

Notary Public

My Commission Expires: 05/04/2029



Tennessee Certification of Electronic Document

I, George Mudter, 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 11/27/24 (date of document).

Affiant Signature

12/3/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3 day of December, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

