Karen Johnson Davidson County
Batch # 1213524 DEEDQC
12/09/2024 02:39:50 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20241209-0095502

This Instrument Prepared By:
Joe Weyant, Attorney
3200 West End Avenue, Suite 500
P.O. Box 120656
Nashville, TN 37212

QUIT CLAIM DEED- CREATING JOINT TENANCY

FOR A GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, the GRANTOR, YONG JIANG LIU, a resident of Davidson County, Tennessee, does hereby transfer and convey unto YONG JIANG LIU and ANDY LIU, GRANTEES, **as joint tenants with the right of survivorship, and not as tenants-in-common,** all of GRANTOR'S right, title, and interest in the following described real estate in the County of Davidson, State of Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 446, on the plan of FINAL PLAT THE RESERVE AT STONE HALL (FORMERLY EVERSONG AT RAVENWOOD) PHASE 2, SECTION 1 PLANNED UNIT DEVELOPMENT, as shown on plat of record in Instrument 20180125-0007876, Register's Office for Davidson County, reference to which is hereby made for a more complete description.
>
> This being the same property conveyed to the Grantor, YONG JIANG LIU, by deed of record at Instrument No. 20181012-0101141, Register's Office of Davidson County, Tennessee. **Map & Parcel No. 085-04-0A-446.00.**

GRANTOR transfers all of GRANTOR'S right, title, and interest in said real estate, and any and all improvements thereon, unto the GRANTEES, YONG JIANG LIU and ANDY LIU, **as joint tenants with the right of survivorship, and not as tenants-in-common**, in fee simple, their heirs and assigns forever.

IN TESTIMONY WHEREOF, GRANTOR has hereunto executed this Quitclaim Deed of realty on this the 29th day of November, 2024.

YONG JIANG LIU, GRANTOR

THE PREPARER OF THIS DEED 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 WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

STATE OF TENNESSEE)
COUNTY OF MONTGOMERY)

On this 29th day of November, 2024, personally appeared before me, YONG JIANG LIU, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person(s) who executed the foregoing instrument, and who acknowledged that he executed the within instrument for the purposes therein contained, and as his own free act and deed.

Witness my hand, at office, this 29th day of November, 2024.

NOTARY PUBLIC STATE OF TENNESSEE

JOE WEYANT STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

My Commission Expires: 9-19-2028

STATE OF TENNESSEE
MONTGOMERY COUNTY

I or we swear or affirm that the actual consideration, of the transfer or the value of the property transferred, whichever is greater, is $ 0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

JOE WEYANT STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

AFFIANT

Sworn to, and subscribed before me, this the 29th day of November, 2024.

NOTARY PUBLIC/ OFFICIAL

NAME AND ADDRESS OF OWNER:

Mr. Yong Jiang Liu, et al.
4288 Stone Hall Blvd.
Hermitage, TN 37076

PERSON RESPONSIBLE FOR TAXES:

SAME / OWNER