QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Bennett & Pressley, P.C., Attorneys; 2055 N. Mt. Juliet Road, Suite 202; Mt. Juliet, TN 37122
(Prepared Upon Information Furnished by the Parties; No Title Search Performed; No Tax Advice Given)

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0 .

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 day of January, 2025.

NOTARY PUBLIC

COMMISSION EXPIRES: 01/26/2025

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC (AFFIX SEAL) COMMISSION EXPIRES MAY 26, 2025

(Blank for Register's Office Endorsement Stamp)

Karen Johnson Davidson County
Batch# 1226844 DEEDQC
01/16/2025 11:07:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250116-0003652

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
Gary Zheng Gavin Zheng 1760 Haleys Hope Court Nashville, Tennessee 37209	SAME AS OWNER	102.03-0-024.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, we, **Dao Qing Chen and husband, Fei Zheng, as "Grantor",** do hereby convey, remise, release and quitclaim all of our right, title and interest unto **Gary Zheng and Gavin Zheng as tenants in common with right of survivorship, as "Grantee",** in and to the following described tract (parcel) of land located in Davidson County, Tennessee, to-wit:

Being Lot No. 1049 on the Plan of CHARLOTTE PARK, Section XIV, as of record in Plat Book 3300, Pages 29 and 30, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Dao Qing Chen and husband, Fei Zheng, by Warranty Deed from Retha Jeanette Edwards, a widow, dated November 30, 2005 and recorded on December 2, 2005 appearing of record in Instrument No. 20051202-0144925 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 606 Comet Drive, Nashville, Tennessee 37209.

This conveyance is further subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

DULY EXECUTED this 16 day of January, 2025.

Dao Qing Chen, Grantor

Fei Zheng, Grantor

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Dao Qing Zheng and Fei Zheng,** the within named bargainors, with whom I am personally acquainted or proved upon satisfactory evidence, and who in my presence affixed their signatures to the within instrument, and further upon oath acknowledged that they did so freely and voluntarily, for the purposes therein contained.

WITNESS my hand and seal this 16 day of January, 2025.

Commission Expires: 01/26/2025

Notary Public

S. NIXON PRESSLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JAN. 26, 2025

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 16 day of January, 2025.

01/16/2025

Ernest D. Bennett, III, Affiant Date

State of Tennessee)
County of Wilson)

Sworn to and subscribed before me this 16 day of January, 2025.

Commission Expires: December 5, 2026

Notary Public

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON