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 MY COMMISSION EXPIRES JAN. 26, 2025 (AFFIX SEAL)

(Blank for Register's Office Endorsement Stamp)

Karen Johnson Davidson County
Batch# 1226845 DEEDQC
01/16/2025 11:09:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250116-0003653

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
Dao Qing Chen 1760 Haleys Hope Court Nashville, Tennessee 37209	SAME AS OWNER	114-07-0B-182.00 CO

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, **Gary Zheng and Dao Qing Chen, son and mother, as joint tenants with right of survivorship, as "Grantor",** do hereby convey, remise, release and quitclaim all of our right, title and interest unto **Gary Zheng, Dao Qing Chen, and Gavin Zheng, each to own and hold a one-third undivided interest as a tenant 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:

Land in Davidson County, Tennessee, being Lot(s) 67, as shown on the map entitled Section Seven Addition to Westchase, of record in Instrument No. 20051202-0144886. And Surveyor's Certificate in Instrument No. 20070627-0076862, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gary Zheng and Dao Qing Chen, son and mother, as joint tenants with right of survivorship, by Warranty Deed from Pankaj C. Desai and Aradhana P. Desai as to an undivided 50% interest (the "Desai Entirety Interest") and Hitesh P. Vaishnav and Sonali Vaishnav, husband and wife, as to an undivided 50% interest (the "Vaishnav Entirety Interest"), the said Desai Entirety Interest and the Vaishnav Entirety Interest, as they relate to each other, being held as joint tenants with right of survivorship, dated February 14, 2022 and recorded on February 23, 2022 appearing of record in Instrument No. 20220223-0020505 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1760 Haleys Hope Court, Nashville, Tennessee 37209.

The intent of this conveyance is to terminate the joint tenancy with right of survivorship between Gary Zheng and Dao Qing Chen and create a tenancy in common with right of survivorship among Gary Zheng, Dao Qing Chen and Gavin Zheng with each tenant in common being vested with a one-third undivided interest in the subject property.

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.

This conveyance is further subject to the lien of the Deed of Trust appearing of record in Instrument No. 20220223-0020506, Register's Office for Davidson County, Tennessee.

DULY EXECUTED this 16 day of January, 2025.

Gary Zheng, Grantor

Dao Qing Chen, Grantor

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gary Zheng and Dao Qing 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