QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1239542 DEEDQC
02/21/2025 10:28:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250221-0012906

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND NO CENTS 00/100 ($0.00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th day of February, 2025

Notary Public

MY COMMISSION EXPIRES 06/22/2026

(AFFIX SEAL)

TATIANA ESMERALDA FIGUEROA
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee 37209

THIS ESTIMATE WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES AND DOES NOT CONSTITUTE A TITLE EXAMINATION AND IS FOR INFORMATION PURPOSES ONLY

ADDRESS NEW OWNERS AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBER(S)
Wei Ma	NEW OWNER	081160K00300CO
1116 11th Avenue N Nashville, TN 37208	4900 Centennial Blvd Ste 300 Nashville, TN 37208	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 15th day of February, 2025, the undersigned, **SHENG YANG, married** (hereinafter collectively and/or individually referred to as the "Grantor"), has bargained and sold, and by these presents do transfer and quitclaim to **WEI MA, married** (hereinafter collectively and/or individually referred to as the "Grantee"), the Grantee's successors and/or assigns, all of Grantor's right, title, and interest in and to the following described real estate located in the county of **DAVIDSON**, state of **TENNESSEE**, having an address of **1116 11TH AVENUE NORTH, NASHVILLE, TENNESSEE 37208** and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 3 of Buena Vista Towns, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated and as established by a Declaration of Covenants, Conditions and Restrictions for Buena Vista Towns of record in Instrument No. 20160802-0079445, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of Buena Vista Towns, as shown on Exhibit "C" to the Declaration of record in Instrument No. 20160802-0079445, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

Being the same property conveyed to Sheng Yang, married, by Quitclaim Deed from Sheng Yang and Wei Ma, husband and wife, of record as Instrument No. 20241031-0083889, dated October 26, 2024, and recorded on October 31, 2024, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sheng Yang and Wei Ma, husband and wife, by Warranty Deed from Blake M. Kinsman, married, of record as Instrument No. 20211022-0141863, dated October 18, 2021, and recorded on October 22, 2021, in the Register's Office for Davidson County, Tennessee.

This improved property more commonly known as 1116 11th Avenue North, Nashville, Tennessee 37208.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

IN WITNESS WHEREOF, this instrument has been executed this 15th day of February, 2025.

GRANTOR: SHENG YANG

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally, appeared before me, a Notary Public of the aforesaid authority, **SHENG YANG**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the persons whose name(s) are subscribed to this instrument, appear to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 15th day of February, 2025.

Notary Public

My Commission Expires 01/22/2026

TATIANA ESMERALDA FIGUEROA
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Grover C. Collins, 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 February 15, 2025.

Affiant Signature

2/21/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of February, 2025.

Notary's Signature

MY COMMISSION EXPIRES: May 3, 2027

NOTARY'S SEAL

