Karen Johnson Davidson County
Batch# 1256501 DEEDQC
04/04/2025 12:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250404-0025728

Prepared by and Returnable to (After Recordation):
Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, Tennessee 37064

QUITCLAIM DEED

Address of New Owner	Send Tax Bill To:	Map & Parcel Nos.:
The Zhang TIST C 311 32nd Ave South, Unit A Nashville, TN 37212	New Owner	071-11-0-102.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, **JQSF, LLC, a Tennessee limited liability company,** hereinafter called **"GRANTORS,"** hereby quitclaims and conveys unto **JUNLI SHI, TRUSTEE OF THE ZHANG TIST C u/a/d February 29, 2024**, hereinafter called **"GRANTEE,"** all the right, title and interest Grantor may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 22 on the Plan of Trinity Heights Addition, of record in Book 161, Page 38, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 22 fronts 50 feet on the southerly margin of Edith Avenue and extends back between parallel lines 150 feet, more or less, to an alley.

Being the same property conveyed to JQSF, LLC, a Tennessee limited liability company, by Quitclaim Deed dated December 21, 2023 from JunLi Shi and wife, Qing Zhang as Instrument Number 20231221-0098423, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property known as 335B Edith Avenue, Nashville, TN 37207. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantor. No title search was requested or conducted. Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description. This deed was prepared based upon the request and instructions of the Grantor and no legal or tax advice was given by the preparer.

[Signatures on following page.]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 4th day of April, 2025.

Grantor:

JQSF, LLC,
a Tennessee limited liability company

By: _____
Name: Qing zhang
Title: Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Qing zhang, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the President (or other officer authorized to execute the instrument) of JQSF, LLC, a Tennessee limited liability company, the within named bargainor, and that such Member, executed the foregoing instrument for the purpose therein contained, by signing the name of the Member ~~as President~~ (or other authorized officer).

Witness my hand, at office, this 4th day of April, 2025.

_____
Notary Public

My commission expires: 6/14/25

Keaton A. Rye
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF

The actual consideration for this transfer is $ 0.00.

_____
AFFIANT

Sworn to and subscribed before me, this 4th day of April, 2025.

_____
Notary Public

My Commission Expires: 6/14/25

Keaton A. Rye
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

True Copy Certification

I, Rebekah Jolley, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and correct copy of the original document executed and authenticated according to law on April 4, 2025.

Signature

April 4, 2025
Date

State of Tennessee
County of Williamson

Personally appeared before me, a notary public for said County and State, Rebekah Jolley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jenny L Wilson
Notary Public

4/4/25
Date

My Commission Expires: 1/22/29

