This instrument prepared by
M Todd Cathey, Attorney
120 Anderson Lane
Hendersonville, TN 37075

THIS INSTRUMENT IS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES NO TITLE SEARCH WAS DONE IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN

QUITCLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
JP Estate LLC	Same as owners	091-08-0A-011.00
1510 Demonbreun Street, Apt. 811		
Nashville, TN 37203		

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100, cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Peter Anthony Williams and Zitian Jiang,** the grantors herein, do hereby Quitclaim and convey unto the **JP Estate, LLC,** the Grantee herein, it's successors and assigns, all of her/his/their right, title and interest in and to that certain real estate in Davidson County, Tennessee, as follows

Land in Davidson County, Tennessee, being Lot Number 11, First Revision, St Lukes A M.E. Community of record in Plat Book 7900, page 303, to which reference is hereby made for a more comprehensive legal description

Being the same property conveyed to Peter Anthony Williams and Zitian Jiang, by Warranty Deed from Justin Critchlow and Jeanette Critchlow, husband and wife dated 7/25/25 and filed for record on 7/29/256/30/09 of record in Instrument No 20250729-0060004, said Register's Office for said County

THIS CONVEYANCE is made subject to any and all applicable restrictions, easements and building setback lines as are shown in the records of said county and all the estate, right, title and interest of the party of the First therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein to the said party of the Second, his/her/their heirs and assigns forever

This is improved property known as 905 Taylor Merritt Court, Nashville TN 37209

STATE OF New York
COUNTY OF Richmond

The actual consideration or value which ever is greater for this transfer is *$0 00*

Subscribed and sworn to before me this the 26th day of November, 2025

Notary Public

My commission expires 7/13/27

Affiant

WITNESS, our hands on this the _____ day of November, 2025

JOSEPH NOTARO
NOTARY PUBLIC, STATE OF NEW YORK
Registration No 01NO0011063
Qualified in Richmond County
Commission Expires July 13, 2027

Karen Johnson
Batch # 1353795
12/04/2025 11 03 27 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20251204-0096427

This instrument prepared by
M Todd Cathey, Attorney
120 Anderson Lane
Hendersonville, TN 37075

PETER ANTHONY WILLIAMS

ZITIAN JIANG

STATE OF New York
COUNTY OF Richmond

Personally appeared before me, a Notary Public of said county and state, the within named **PETER ANTHONY WILLIAMS ~~AND ZITIAN JIANG~~**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and official seal this 26th day of November, 2025

My Commission Expires: 7/13/27

Notary Public

JOSEPH NOTARO
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01NO0011063
Qualified in Richmond County
Commission Expires July 13, 2027

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said county and state, the within named **Zitian Jiang**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3 day of December, 2025.

My Commission Expires: 3/21/26

Notary Public

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY