THIS INSTRUMENT PREPARED BY:

Michael S. Goode
LEWIS THOMASON, P.C.
424 Church Street, Suite 2500
Nashville, Tennessee 37219
(615) 259-1366

Karen Johnson Davidson County
Batch# 1391393 DEEDQC
03/11/2026 08:18:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260311-0019261

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

The actual consideration or value, whichever is greater, for this transfer is $10.00

Affiant

Subscribed and sworn to before me this 17th day of March 2025.

**Notary Public**

**My Commission Expires:** 1/4/2027

ISABELLE KOSLIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**Address New Owner (s) as follows:**

Chongbin Zhu and Helen Yumei Pan
711 Canebrake Drive
Nashville TN 37209

**Send Tax Bills To:**

Same

**Map-Parcel Numbers**

Map 103 10-0 Parcel 046.00

## QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of TEN and NO/100 DOLLARS ($10.00), the receipt and sufficiency of which are hereby acknowledged, **Yumei Pan, married** (the "Grantor"), does hereby quitclaim and convey unto **Chongbin Zhu and Helen Yumei Pan, husband and wife,** (the "Grantees"), their heirs and assigns, all of Grantor's right, title, and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Section 4, Brookside Courts Addition No. 4, of record in Book 2083, Page 59, 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 Yumei Pan, married, by Warranty Deed from Roy Mike Edwards, a married person, dated September 14, 2017, and recorded on September 15, 2017, of record in Instrument Number 20170915-0094397, Register's Office for Davidson County, Tennessee.

This is improved property located at: **711 Canebrake Drive, Nashville TN 37209.**

The conveyance of the above-described parcel of land is subject to the following: (1) The Plan of record in Plat Book 2083, Page 59, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

The said GRANTOR, her heirs and assigns forever; does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**THIS QUITCLAIM DEED WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES AND NO TITLE EXAMINATION OR RESEARCH WAS CONDUCTED BY THE PREPARER. THE PREPARER HAS ACTED AS SCRIVENER ONLY. THE PARTIES HERETO RELEASE MICHAEL S. GOODE AND LEWIS THOMASON, P.C. FROM ANY AND ALL LIABILITY ARISING AS A RESULT OF ANY DEFICIENCIES, ERRORS, OR INACCURACIES EXISTING IN SAID QUITCLAIM DEED, AND SHALL HOLD HARMLESS AND INDEMNIFY MICHAEL S. GOODE AND LEWIS THOMASON, P.C. FROM ALL LIABILITY, CLAIMS, AND DAMAGES ARISING THEREFROM.**

**WITNESS OUR HANDS THIS 17th DAY OF MARCH 2025.**

Yumei Pan

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me Isabelle Koslin, a Notary Public of said County and State, appeared **Yumei Pan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 17th day of March 2025.

NOTARY PUBLIC

My Commission Expires: 1/4/2027

ISABELLE KOSLIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

## Certificate of Authenticity

I, **Michael S. Goode**, 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 **March 17, 2025**.

Affiant Signature

3/10, 2026
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me, this 10 day of March 2026.

Notary's Signature

My Commission Expires: 07/07/2027
Date

Notary's Seal (if on paper)

