Karen Johnson Davidson County
Batch# 1478757 DEEDQC
09/29/2026 03:44:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260929-0090113

RECORD AND RETURN TO:
Dian Shan Jiang and Aimei Lin
726 Huntington Parkway
Nashville, TN 37211

QUITCLAIM DEED

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES MAY 14, 2029

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of September 2026.

NOTARY PUBLIC

My commission expires: 5/14/29

THIS INSTRUMENT PREPARED BY:
Jennifer L. Pennell, 580 Franklin Road, Suite 203, Franklin, TN 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dian Shan Jiang and Aimei Lin 726 Huntington Parkway Nashville, TN 37211	Same as Address of New Owner	161-06-0-078.00

FOR AND IN CONSIDERATION of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **Dian Shan Jiang,** hereinafter called the Grantor(s), has quitclaimed and by these presents does hereby quitclaim all his right, title and interest unto **Dian Shan Jiang and Aimei Lin, husband and wife,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Section 1, Huntington Park, of record in Plat Book 4175, Page 10, and amended in Plat Map Book 4536, Page 168 in the Register's Office for said Davidson County Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dian Shan Jiang, from Zhen Yu Chen, by Quitclaim Deed dated July 7, 2021 of record in Instrument No. 20210713-0093966 in the Office of the Davidson County Register of Deeds.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

WITNESS MY HAND, this 28th day of September, 2026.

Grantor

Dian Shan Jiang

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, a Notary Public, JASON C. NGUYEN, **Dian Shan Jiang**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 28th day of September, 2026.



Notary Public

JASON C. NGUYEN
Printed Notary Name

My commission expires: 5/14/29

THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED. NO TITLE WORK REQUESTED OR PERFORMED

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Sept 28, 26 (date of document).

Jennifer Pennell

Sept 29, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Sept 29, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal