This Instrument Prepared By:
Certified Document Solutions
17345 Civic Drive, Unit 1961
Brookfield, WI 53045

RECORD AND RETURN TO:
Jun Ping Chen
13 Ashington Lane
Brentwood, TN 37027
Reference Number: LPF-TN-95255

Davidson County	DEEDQC
Recvd: 02/18/16 15:24	5 pgs
Fees:27.00 Taxes:0.00	
20160218-0015631	

Property Tax ID#: 160110A10200CO

QUIT CLAIM DEED

For and in consideration of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, **JUNING CHEN N/K/A JUN PING CHEN, A SINGLE PERSON**, whose post office address is 13 Ashington Lane, Brentwood, TN 37027, as Grantor(s), and **JUN PING CHEN, A SINGLE PERSON** whose post office address is 13 Ashington Lane, Brentwood, TN 37027, as Grantee(s) hereby conveys all right, title and interest that I may have in and to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

PROPERTYADDRESS: 13 Ashington Lane, Brentwood, TN 37027

Being all of the same Property conveyed to Grantor by virtue of a Warranty Deed recorded June 25, 2015 among the Official Property Records of Davidson County, Tennessee as Instrument 20150625-0061260.

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

1/29/16

IN WITNESS WHEREOF, the said Grantor(s) has/have hereunto set their hand(s) and seal(s) on this 27 day of JAN, 2016.

Juning Chen N/K/A Jun Ping Chen

STATE OF TN
COUNTY OF Davidson

On this 27th day of Jan, 2016, before me personally appeared Juning Chen N/K/A Jun Ping Chen, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person free act and deed.

Witness my hand, at offices, the 27th day of Jan 2016.

Regina C. Grevious

Notary Public
My Commission expires: My Commission Expires March 20, 2018

REGINA C. GREVIOUS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY of RUTHERFORD

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Attorney Margaret C. Daun

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument.
Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

1/27/16

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $____10.00____, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Subscribed and sworn to before me this 27th day of Jan, 2016
by Jun Ping Chen.

Notary Public
Commission Expires My Commission Expires March 20, 2018

REGINA C. GREVIOUS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY of RUTHERFORD

Name and address for person(s) responsible for taxes:

Jun Ping Chen
13 Ashington Lane
Brentwood, TN 37027

Name and address of property owner:

Jun Ping Chen
13 Ashington Lane
Brentwood, TN 37027

1/27/16

Exhibit "A"

BEING LOT NO. 102 ON THE PLAT OF PHASE I, II, III AND IV HEMMINGWOOD OF RECORD IN PLAT BOOK 6900, PAGES 6 THROUGH 8, INCLUSIVE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM D. JANES AND DOROTHY A JANES, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, OF THE JANES LIVING TRUST, DATED AUGUST 29, 1994 BY WARRANTY DEED FROM WILLIAM H. TEMPLE AND WIFE, CECELIA W. TEMPLE OF RECORD IN INSTRUMENT NO. 20010615-0063512 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 15, 2001 AND RECORDED ON JUNE 15, 2001. BILL BRALY JANES HAVING SUCCEEDED WILLIAM D. JANES AND DOROTHY A. JANES AS TRUSTEE OF THE JANES LIVING TRUST, DATED AUGUST 29, 1994.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS, EASEMENTS AND PLANNING DOCUMENTS OF RECORD, AND CURRENT YEAR'S AXES AND SUBSEQUENT YEARS, A LIEN NOT YET DUE AND PAYABLE.

PARCEL ID 160110A10200CO

1/27/16

True Copy Certification

I, Ashley N. Ready, do hereby make oath that I am a licensed attorney and/or the custodian

Of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of MISSISSIPPI

County of HANCOCK

Personally appeared before me, Suzanne Paulk, a notary public for this county and state,

Ashley N. Ready, who acknowledges that this certification of an electronic document

is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires 3-18-18

Notary Seal (if on paper)

