BILL GARRETT, Davidson County
Trans:T20160014756 DEEDQC
Recvd: 02/23/16 11:13 2 pgs
Fees:12.00 Taxes:0.00



20160223-0017107

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 1.00
Junlan Jiang, Affiant
Subscribed and sworn before me this the
23 Day of February, 2016.
Brandi Weir, Deputy Register

This Instrument Prepared by:
Junlan Jiang
1008A Villa Pl
Nashville, TN 37212

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 1st day of Feburary , 2016 , by the Grantor(s),
David Funez Mendez and Junlan Jiang
Husband and wife,
whose address is
1008A Villa Pl
Nashville, TN 37212
to the Grantee(s),
Funez Realty Investment LLC
1008A Villa Pl
Nashville, TN 37212

WITNESSETH, That the said Grantor, for
$1 and other valuable consideration

the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in Davidson County,
State of Tennessee, legally described as:

LAND in Davidson County, Tennessee, being part of Lot No. 12 on the Plan of Owens Buena Vista Lots, as of record in Book 15, Pages 10 and 11, Register's Office for said County, described as follows:

BEGINNING on the westerly margin of 10th Ave North, formerly Crooked Street, at the northeast corner of a part of said Lot No. 12 conveyed to W.C. Atkinson, et ux, by deed from Elizabeth Coen, et al, as of record in Book 386, Page 291, said Register's Office; thence with Said Ave northwardly 45 feet to the southeast corner of part of said Lot No. 12 conveyed to George V. Stamps, by deed from H.C. Frost as of record in Book 874, Page 614, said Register's Office; thence with said Stamps southerly line westwardly 128 feet, more or less, to the easterly margin of an alley; thence with said alley southwardly 45 feet to the northwest corner of said Atkinson property; thence with the northerly line of the same eastwardly 128 feet, more or less, to the beginning.

Being the same property conveyed to David Funez Mendez and Junlan Jiang, husband and wife, by warranty deed from Valencia Douglas and Alice Williams dated 12/22/2014 and recorded 12/30/2014 in Instrument No. 20141230-0118888; and the same property previously conveyed to Valencia Douglas and Alice Williams by Administrator's Quitclaim Deed from Valencia Douglas, Personal Representative of the Estate of Woodie Ophelia Norris, deceased, dated 8/7/2014 and recorded 8/8/2014 in Instrument No. 20140808-0071833.

Commonly known as: 2013 10th Ave N, Nashville, TN 37208
Parcel Identification: 081-07-0-125.00

IN WITNESS WHEREOF. The said Grantor has signed and sealed these presents the day and year first above written.

Signed. sealed and delivered in presence of:

Signature David Funez
Print Name: David Funez Mendez
Capacity: Grantor

Signature _____
Print Name: _____
Capacity: _____

Signature _____
Print Name _____
Capacity _____

Signature Junlan Jiang
Print Name: Junlan Jiang
Capacity: Grantor

Signature _____
Print Name: _____
Capacity: _____

Signature _____
Print Name _____
Capacity _____

When recorded mail this deed To: & Tax Bills
Funez Realty Investment LLC
1008A Villa Pl
Nashville, TN 37212

STATE OF Tennessee }

COUNTY OF Davidson }

On Feb 22, 2016 before me, Bradley Val Buxton personally appeared David Funez Mendez & Junlan Jiang

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Notary Public) Signature Bradley Val Buxton

My commission expires 5/08/16

[Seal]

