Davidson County DEEDQC
Recvd: 12/19/16 08:35 3 pgs
Fees:17.00 Taxes:0.00
20161219-0132538

#33346

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue, Ste. 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33346-11-2016**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration for this transfer is: $0.00 Affiant Subscribed and sworn to before me, this 14th day of December, 2016. Notary Public My Commission Expires:

QUITCLAIM DEED

Address New Owner: CJMK Properties, LLC 915 Murfreesboro Pike Nashville, TN 37217	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel Numbers: 120 01 0 130 00 120 01 0 131 00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, John Wang and Vivien Yu Hu Wang, ("Grantors"), do hereby quitclaim, transfer and convey unto CJMK Properties, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns of all their right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 1134 Murfreesboro Pike and 1134 Vultee Blvd., Nashville, TN, 37217.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on this 14th day of December, 2016.

John Wang

Vivien Yu Hu Wang

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Wang and Vivien Yu Hu Wang, the bargainors, 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, at office, this 14th day of December, 2016.

Notary Public
My Commission Expires: 9-7-2020

EXHIBIT A

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN EXISTING IRON ROD ON THE EASTERLY RIGHT-OF-WAY LINE OF MURFREESBORO PIKE AT A CORNER COMMON WITH FARRIS D. SNODDY, TRUSTEE, AS OF RECORD IN DEED BOOK 9388 PAGE 653, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF MURFREESBORO PIKE WITH THE SOUTHERLY PROPERTY LINE OF SAID FARRIS D. SNODDY, NORTH 59 DEG 10 MIN 41 SEC EAST, 396.77 FEET TO AN EXISTING ROD;

THENCE NORTH 45 DEG 12 MIN 19 SEC WEST, 139.47 FEET TO AN EXISTING IRON ROD ON THE SOUTHERLY PROPERTY LINE OF TERRACE HILL APARTMENTS, GP., AS OF RECORD IN DEED INSTRUMENT 200101110003729, AT SAID REGISTER'S OFFICE;

THENCE WITH THE SOUTHERLY PROPERTY LINE OF SAID TERRACE HILL APARTMENTS, GP. AND CRESTVIEW, LTD., AS OF RECORD IN DEED BOOK 6194, PAGE 922, AT SAID REGISTER'S OFFICE THE FOLLOWING CALLS, NORTH 63 DEG 07 MIN 17 SEC EAST, 36.81 FEET TO AN IRON ROD SET;

THENCE SOUTH 88 DEG 10 MIN 58 SEC EAST, 274.01 FEET TO A CHISELED X ON CONCRETE AT A CORNER COMMON WITH URBAN HOUSING SOLUTIONS, INC., AS OF RECORD IN DEED INSTRUMENT 200212270159463, AT SAID REGISTER'S OFFICE.

THENCE WITH THE WESTERLY PROPERTY LINE OF URBAN HOUSING SOLUTIONS, INC., SOUTH 00 DEG 05 MIN 55 SEC EAST, 603.78 FEET TO AN EXISTING IRON ROD ON THE NORTHERLY RIGHT-OF-WAY LINE OF VULTEE BOULEVARD;

THENCE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF VULTEE BOULEVARD, NORTH 65 DEG 02 MIN57 SEC WEST, 521.01 FEET TO AN IRON ROD SET AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF VULTEE BOULEVARD AND THE EASTERLY RIGHT-OF-WAY LINE OF MURFREESBORO PIKE;

THENCE WITH THE EASTERLY RIGHT-OF-WAY LINE OF MURFREESBORO PIKE, NORTH 45 DEG 59 MIN 58 SEC WEST, 107.22 FEET TO THE POINT OF BEGINNING, CONTAINING 195,759 SQUARE FEET (4.49 ACRES MORE OR LESS).

Being the same property conveyed to John Wang and Yu (Vivien) Hu, husband and wife, by Special Warranty Deed dated March 6, 2007 from Ann Webb Betty, Benjamin R. Betty, IV, and Virginia Dobson Betty, Co-Trustees of The Benjamin R. Betty, III, Family Trust of record in Instrument No. 20070307-0028052, Register's Office for Davidson County, Tennessee. The said Yu (Vivien) Hu is now known as, and one in the same as Vivien Yu Hu Wang.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

