QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 98789 DEEDQC
06/01/2018 09:54:14 AM 2 pgs
A-KW-18-0 Fees: $12.00 Taxes: $0.00

20180601-0052176

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 10-7-19
(AFFIX SEAL)

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joe F. Duncan, Jr. and Kimberly B. Duncan	**New Owner**	
(NAME)	(NAME)	
1113 Davidson Road		**077-00.0-083.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JUI-LIEN CHOU HO, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOE F. DUNCAN, JR. AND KIMBERLY B. DUNCAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

See attached Exhibit A

This conveyance is subject to:
- Taxes for 2018 and subsequent years a lien not yet due and payable.
- Easement(s) granted to Metropolitan Government of Nashville and Davidson County, Electric Power Board of record in Instrument No. 20040226-0021786, Register's Office for said County.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **0 Cub Creek Rd., Nashville, Tennessee 37209**.

Witness my/our hand(s) this the 30 DAY OF MAY, 2018

Jui-Lien Chou Ho by PH ATTORNEY IN FACT
Jui-Lien Chou Ho by Paul Hinman as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JUI-LIEN CHOU HO, and who acknowledged he/she/they executed the same as the free act and deed of the said JUI-LIEN CHOU HO.

Witness my hand and official seal, this the 30th of May, 2018.

Notary Public
My Commission Expires: 10-7-19
(SEAL)

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Exhibit A

SURVEYORS DESCRIPTION
JUI-LIEN CHOU PROPERTY
CUB CREEK ROAD
PARCEL ID# 07700008300
INSTRUMENT NO. 201401070001807 – R.O.D.C., TN
35TH COUNCIL DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

BEING A PARCEL OF LAND IN THE 35TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE NORTH BY THE SUSAN A. VONDERHEID PROPERTY AS OF RECORD IN INSTRUMENT NO. 200503170029398-R.O.D.C., TN. BOUNDED ON THE EAST BY THE WESTERLY MARGIN OF CUB CREEK ROAD. BOUNDED ON THE SOUTH BY THE LANCE A. DAVIS PROPERTY AS OF RECORD IN INSTRUMENT NO. 201403140021444-R.O.D.C., TN. BOUNDED ON THE WEST BY THE WRIGHT PROPERTIES, INC. PROPERTY AS OF RECORD IN DEED BOOK 5356, PAGE 897-R.O.D.C., TN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN IN THE WESTERLY MARGIN OF CUB CREEK ROAD, SAID POINT BEING THE NORTHEAST CORNER OF THE LANCE A. DAVIS PROPERTY AS OF RECORD IN INSTRUMENT NO. 201403140021444-R.O.D.C., TN. AND BEING THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, A COMMON LINE WITH THE LANCE A. DAVIS PROPERTY AS OF RECORD IN INSTRUMENT NO. 201403140021444-R.O.D.C., TN., NORTH 61 DEGREES 47 MINUTES 49 SECONDS WEST 631.79 FEET TO AN IRON PIN FOUND;

THENCE, A COMMON LINE WITH THE WRIGHT PROPERTIES, INC. PROPERTY AS OF RECORD IN DEED BOOK 5356, PAGE 897-R.O.D.C., TN. NORTH 15 DEGREES 56 MINUTES 17 SECONDS EAST 342.82 FEET TO AN IRON PIN FOUND;

THENCE, A COMMON LINE WITH THE SUSAN A. VONDERHEID PROPERTY AS OF RECORD IN INSTRUMENT NO. 200503170029398-R.O.D.C., TN. SOUTH 61 DEGREES 47 MINUTES 49 SECONDS EAST 673.42 FEET TO AN IRON PIN FOUND IN THE WESTERLY MARGIN OF CUB CREEK ROAD;

THENCE, WITH SAID MARGIN AND A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 04 DEGREES 14 MINUTES 50 SECONDS, A RADIUS OF 473.76 FEET, A LENGTH OF 35.12 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 23 DEGREES 59 MINUTES 18 SECONDS WEST, 35.11 FEET;

THENCE, CONTINUING WITH SAID MARGIN, SOUTH 21 DEGREES 51 MINUTES 53 SECONDS WEST 236.34 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, WITH SAID CURVE HAVING A CENTRAL ANGLE OF 08 DEGREES 13 MINUTES 34 SECONDS, A RADIUS OF 454.05 FEET, A LENGTH OF 65.19 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 25 DEGREES 58 MINUTES 40 SECONDS WEST, 65.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 219,101 sq.ft. or 5.03 Acres, more or less.

Prepared by:
Brian McCain, P.L.S. TN#2256
Southern Precision Land Surveying, Inc.
P.O. Box 220
Pegram, TN 37143-0220
File No. 18-1232