This Instrument prepared by:
Vivien Wang, Esq.
Wang Law Group, PLLC
2720 Nolensville Pike, Ste 200A
Antioch, TN 37211

Karen Johnson Davidson County
Batch# 210206 DEEDQC
03/26/2019 01:54:46 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190326-0027280

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **JIN H. SHEN AND XUEMEI GE,** for and in consideration of the sum of One and No/100 Dollars, do hereby bargain, sell, release, remise, quit claim and convey unto to **XUEMEI GE**, all right, title and interest in and to the following described real estate, to wit:

Property Known as: 2706 OAKLAND AVENUE, NASHVILLE, TN 37212
MAP PARCEL NO. 117-04-169

The property description is as follows:

Being the same LAND in Davidson County, Tennessee, being Lot No. 39 and 12 ½ feet of Lot No. 40 on the map of Belmont Terrace, as of record in Book 421, Page 101, Register's Office for said County.

Being the same property conveyed by Linda Louise Patton to Jin H. Shen and Xuemei Ge, by a Warranty Deed, filed for record on January 12, 1999 Book 11294 Page 348 in the Instrument 0535959, Register's Office for Davidson County, Tennessee.

IN TESTIMONY WHEREOF we have hereunto set our hands this 26th day of March, 2019.

JIN H. SHEN

XUEMEI GE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared **JIN H. SHEN** with whom I am personally acquainted within name and that executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 26th day of March, 2019.

VIVIEN WANG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

Notary Public

My commission expires:

THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.

AFFIANT/ JIN H. SHEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared **AFFIANT/ JIN H. SHEN** with whom I am personally acquainted within name and that executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 26th day of March, 2019.

Notary Public

VIVIEN WANG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

My commission expires:

The following information is not a part of this Deed:

Property Known as: 2706 OAKLAND AVENUE, NASHVILLE, TN 37212
MAP PARCEL NO. 117-04-169

New Owner's Name and Address and Mail Tax Bill to:

XUEMEI GE
2706 OAKLAND AVENUE
NASHVILLE, TN 37212