Karen Johnson Davidson County
Batch# 210206 DEEDQC
03/26/2019 01:54:46 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190326-0027284

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

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 **JIN H. SHEN**, all right, title and interest in and to the following described real estate, to wit:

Property Known as: 3026 BATAVIA STREET, NASHVILLE, TN 37209
MAP PARCEL NO. 092-06-0-692.00

The property description is as follows:

Being the same LAND in Davidson County, Tennessee, being the middle part of the Lots 1 to 4, both inclusive, of Block "A" on the Plan of Map of Fisk University Place of record in Plat Book 421, Page 4 and 5, in Register's Office for Davidson County, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed by IRA Innovations LLC f/b/o Carla Corum IRA to Jin H. Shen, by Warranty Deed, filed for record on May 5, 2017 in the Instrument 20170505-0044906, 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 **XUEMEI GE** 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 19th day of March, 2019.

CHRISTY A. TRAMMELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My commission expires: 10-20-19

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.

Notary Public

My commission expires:

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

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

My commission expires:

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

The following information is not a part of this Deed:

Property Known as: 3026 BATAVIA STREET, NASHVILLE, TN 37209
MAP PARCEL NO. 092-06-0 692.00

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

JIN H. SHEN
812 DEWEE AVE,
NASHVILLE, TN 37204