Karen Johnson Davidson County
Batch# 210206 DEEDQC
03/26/2019 01:54:46 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190326-0027285

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: 2012 JEFFERSON STREET, NASHVILLE, TN 37208
MAP PARCEL NO. 092-03-0-015

The property description is as follows:

Being the Easterly 16 feet of Lot No. 13 and the Westerly 9 feet of Lot No. 14 on the Plan of the Subdivision of Original Lot No. 2 in the Harding-Lytle Tract, as made by Dobson and Hopkins, as of record in Book 57, Page 123, Register's Office for Davidson County, Tennessee. Said Easterly part of Lot No. 13 and Westerly part of Lot No. 14 front together 25 feet on the Northerly side of Jefferson Street and run back between parallel lines 182.9 feet to an alley.

Being the same property conveyed by Marquetta Martin-Earl, and James A. Jackson, Executors of the Estate of Marjorie C. Saxton, deceased, to Jin H. Shen, by a Warranty Deed, filed for record on January 10, 2018 in the Instrument 20180110-0003234, 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
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: 10-2019

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: 2012 JEFFERSON STREET, NASHVILLE, TN 37208
MAP PARCEL NO. 092-03-0-015

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

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