Karen Johnson Davidson County
Batch# 216330 DEEDQC
04/10/2019 03:35:52 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190410-0032872

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

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **CHEN CHEN** on this 22 day of August **2018**, 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 **ESPERANZA ENRIQUEZ CRUZ**, all right, title and interest in and to the following described real estate, to wit:

Property Known as: 320 Welch Road, E-3 Nashville, TN 37211
MAP 133 15 0A PARCEL 0 23.00 CO
Legal Description: Unit E-3 Pagoda Condominium

Land in Davidson County, Tennessee, being Unit No. E-3, of Pagoda Condominium, as established by a Master Deed of record in Book 6111, page 22, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth as Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Pagoda Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to JOHN C. HITE, by deed of record as Instrument No. 20120816-0073673, said Register's Office.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrents that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:

1) 2015 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 3700, page 61, said Register's Office.
3) Matters shown on the Plan of record in Plat Book 3700, page 61, said Register's Office.
4) Master Deed of record in Book 6111, page 22, Book 9445, page 492, and Book 10458, page 936, said Register's Office.
5) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 320 Welch Rd Unit E-3, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Land in Davidson County, Tennessee, of record of a Warranty Deed recorded in the Register's Office of DAVIDSON County, Tennessee as Instrument No. 20160304-0021031.

IN TESTIMONY WHEREOF we have hereunto set our hands this 22nd day of Aug, 2018.

CHEN CHEN

CANADA
PROVINCE OF ONTARIO
CITY OF TORONTO
CONSULATE GENERAL OF THE
UNITED STATES OF AMERICA

STATE OF _____
COUNTY OF _____

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared **CHEN CHEN** 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 22 day of August, 2018.

Notary Public
TEODORO B. ARZADON II
NOTARIZING OFFICER

My commission expires COMMISSION INDEFINITE

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

AFFIANT/ CHEN CHEN

CANADA
PROVINCE OF ONTARIO
CITY OF TORONTO
CONSULATE GENERAL OF THE
UNITED STATES OF AMERICA

STATE OF _____
COUNTY OF _____

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared **AFFIANT/ CHEN CHEN** 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 22 day of August, 2018.

Notary Public
TEODORO B. ARZADON II
NOTARIZING OFFICER

My commission expires: COMMISSION INDEFINITE

The following information is not a part of this Deed:

Property Known as: 320 Welch Road, E-3 Nashville, TN 37211
MAP 133 15 0A PARCEL 0 23.00 CO

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

CHEN CHEN
320 Welch Road, E-3
Nashville, TN 37211