STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 11th day of December, 2019.

Notary Public
My Commission Expires: April 13, 2021

CHRISTA MCCLASKEY
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

This Instrument Prepared By:
Dickinson Wright PLLC
424 Church Street, Suite 800
Nashville, Tennessee 37219
Attn: N. Courtney Hollins

Karen Johnson Davidson County
Batch# 328898 DEEDQC
12/13/2019 08:14:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191213-0128509

QUITCLAIM DEED

ADDRESS NEW OWNER:
6655 Clearbrook Drive,
Nashville, TN 37205

SEND TAX BILLS TO:
6655 Clearbrook Drive
Nashville, TN 37205

Map and Parcel: 115-03-0-020.00
116-16-0-080.00
118-01-4C-002.00
044I-A-068.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100ths Dollars ($10.00) cash in hand paid, KENT CONHENG SHIH, a married man ("Grantor"), does hereby quitclaim and convey unto STACEY ELISE COPELAND, TRUSTEE OF THE KENT SHIH FAMILY INVESTMENT TRUST (hereinafter, the "Grantee"), its successors and assigns all of Grantor's right, title and interest in and to other certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

SEE ATTACHED EXHIBIT A, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE

(the "Land"), together with all buildings, structures and other improvements of any and every nature located on the Land and all fixtures attached or affixed to the Land or to any such buildings, structures or other improvements (collectively, with the Land, the "Properties").

The Properties are improved property known as 713 Templeton, Nashville, Davidson County, Tennessee 37205; 3912 Estes Road, Nashville, Davidson County,

Tennessee 37215; 868 Kirkwood Avenue, Nashville, Davidson County, Tennessee 37204; and 4051 Sequoia Trail, Spring Hill, Maury County, Tennessee 37174.

Said Properties are conveyed subject to such limitations, restrictions and encumbrances as may affect the Properties. This instrument has been prepared based on information provided by Grantor and Grantee without the benefit of title searches.

Grantor's wife, Stacey Elise Copeland, joins herein for the purpose of conveying any spousal interest that she may have and so hereby grants, conveys, quitclaims and transfers any right, title and interest in and to the Properties to Grantee.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set its hand this ___ day of December, 2019.

GRANTOR:

Kent Conheng Shih

Stacey Elise Copeland

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, KENT CONHENG SHIH and STACEY ELISE COPELAND, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11th day of December, 2019.

Notary Public

CHRISTA MCCLASKEY
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

My Commission Expires: April 13, 2021

EXHIBIT A
Legal Description

Tract I:

Land in Davidson County, Tennessee, being Lot No. 242 on the Plan of Brook Meade, Section VII, of record in Plat Book 2331, Page 5, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kent Shih by Warranty Deed from Mark J. McDonald and wife Phoebe McDonald, of record in Instrument Number 20180608-0055263, dated June 7, 2018, recorded June 8, 2018, said Register's Office.

Tract II:

Land in Davidson County, Tennessee, being the South 125 feet of Lot No. 1 on the Map of Part 1, Wallace Subdivision, of record in Book 1424, Page 16, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Said part of said lot fronts 125 feet on the Easterly side of Estes Avenue and runs back between parallel lines 210 feet to a dead line.

Being the same property conveyed to Kent Shih by Warranty Deed from Kathleen C. Kelley and husband Alpheus R. Kelley, of record in Instrument Number 20141124-0107866, said Register's Office, as further conveyed to Kent Shih by Quitclaim Deed from Christine Anne Shih, of record in Instrument Number 20151008-0102694, dated October 5, 2015, recorded October 8, 2015, said Register's Office.

Tract III:

Land in Davidson County, Tennessee, being Unit No. 864B, on the Horizontal Property Regime for 864 Kirkwood Avenue Townhomes, as established in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140602-0047184, Register's Office for Davidson County, Tennessee, to which reference is hereby more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Kent Conheng Shih and Mica Smith Underwood, by Warranty Deed from HoneyBee Partners, LLC, a Tennessee limited liability company, of record in Instrument Number 20160328-0028610, said Register's Office, as further conveyed to Kent Conheng Shih, an unmarried man, by Quitclaim Deed from Mica Smith Underwood, an unmarried woman, of record in Instrument Number 20190422-0036856, dated April 18, 2019, recorded April 22, 2019, said Register's Office.

Tract IV:

Land in Maury County, Tennessee, being Lot No. 89 on the plan of Final Plat of Phase 1B, Meadowbrook, a Planned Unit Development of record in Plat Book P17, Page (s) 87 and 88, revising Plat Book P17, Pages(s) 7 and 8, in the Register's Office for Maury County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kent Conheng Shih, unmarried, by Warranty Deed from Pamela Nyberg, married, and Curtis Jason Luther, married, of record in Book R2435, page 1186, said Register's Office.

Tennessee Certification of Electronic Document

I, Cassandra L. Anello, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signer's Name

Cassandra L. Anello

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Dawn Solis, a notary public for this county and state, Cassandra L. Anello, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Name

Signer's Name

Dawn Solis

Notary Signature

MY COMMISSION EXPIRES: 5-24-21

NOTARY'S SEAL

