Karen Johnson Davidson County
Batch# 389385 DEEDQC
04/21/2020 02:17:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200421-0041881

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
32932-1 / Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Chang Family Trust c/o Luke P. Chang 1301 Kenwood Road, Apt 159B Seal Beach, CA 90740	New Owner	07013016600

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Luke P. Chang and wife, Shu J. Chang** (hereinafter collectively referred to as the "**Grantors**"), by these presents do transfer, convey and quitclaim unto **Alice Chang and James J. Chang, Co-Trustees of the Chang Family Trust UAD March 24, 2020** (hereinafter collectively referred to as the "**Grantees**"), their successors and assigns, all of Grantors' interest in certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit (the "Real Estate"):

Land in the 23rd Civil District of Davidson County, Tennessee, Councilmanic District 1, 3101 Clarksville Highway; being part of Block No. 5, Map of G.T. Sheegog's Subdivision at Bordeaux, Book 421, Page 191, Register's Office, Davidson County, Tennessee, Map 70-13, Parcel 128, and more particularly described as follows:

Located on the North bank of the Cumberland River and Northwest corner of the Bordeaux Bridge (West side of Clarksville Pike North of Bordeaux Bridge), and beginning at a new iron pin set on the West side of Clarksville Pike, located some 736 feet more or less from the centerline of Hamilton Road and closely adjacent to a power pole, running with said West side of Clarksville Pike South 53 deg 09' 52" E 362 feet along a sidewalk and passing the North end of the Bordeaux Bridge, to a point in the approximate highwater line of the Cumberland River; thence, running generally Southwest with said highwater line 195 feet, more or less; thence, leaving said highwater line and running North 53 deg 09' 52" W 380 feet, passing a treeline, to an old iron rod set some 30 feet, more or less, Southeast of a fenceline; thence, running North 36 deg 50' E 195.00 feet to the point of beginning, containing approximately 72,150 total square feet area, more or less, or 46,360 square feet, more or less, useable area, by reason of steep slopes and bluffs located on the South (Cumberland River) and West sides of said tract of land, according to survey of Monroe Elliot, TN Lie No. 1421, dated September 19, 1986.

BEING all of the same property conveyed to Luke P. Chang and wife, Shu J. Chang by deed dated June 20, 2005 from Essex Developments, a partnership, of record in Instrument No. 20050620-0070720, Register's Office for Davidson County, Tennessee, said Deed having been corrected in Corrective Quitclaim Deed, of record in Instrument No. 20200311-0027173, said Register's Office.

This Real Estate is more commonly known as 3101 Clarksville Pike, Nashville, TN 37218.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

This Quitclaim Deed has been executed and delivered by the Grantors for the purpose of establishing title to the Property in the Chang Family Trust UAD March 24, 2020.

IN WITNESS WHEREOF, this instrument has been executed this 18 day of April, 2020.

Luke P. Chang

Shu J. Chang

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 20 day of April, 2020.

Notary Public
My Commission Expires: 1/17/21

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

State of California]
County of Los Angeles]

On April 18, 2020 before me, Ronaldo Bowen, Notary Public
(insert name and title of the officer)

personally appeared Luke P. Chang and wife, Shu J. Chang, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

RONALDO BOWEN
COMM.# 2262830
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires Oct. 15, 2022

202004210041881

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.

John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Katherine Goodson, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Goodson
Notary Public

My commission expires: Jan. 3, 2023