Karen Johnson Davidson County
Batch# 531374 DEEDQC
12/11/2020 02:58:50 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20201211-0145873

Prepared By:

Yichieh Chang

After Recording Return To:

2113 Mullen Circle

Nashville, Tennessee 37217

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On December 01, 2020 THE GRANTOR(S),

- Chi Hsien Chang, a single person,

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Chung Mei Chang, a single person, residing at 2113 Mullen Circle, Nashville, Davidson County, Tennessee 37217

the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee

Legal Description: See attached *Exhibit A*

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

This land transfer is exempt from state taxes, because this is a gift among family members where no money is exchanged. The gift is from father (Chi Hsien Chang) to daughter (Chung Mei Chang).

Tax Parcel Number: 149010A01200CO

Mail Tax Statements To:
Chung Mei Chang
2113 Mullen Circle
Nashville, Tennessee 37217

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: _____

Chi Hsien Chang

Chi Hsien Chang
2113 Mullen Circle
Nashville, Tennessee, 37217

Taiwan)
City of Kaohsiung) ss:
American Institute in Taiwan)
Kaohsiung Branch Office)

~~AMERICAN INSTITUTE OF TAIWAN, COUNTY OF KAOHSIU~~NG, ss:

On this 23rd day of NOVEMBER, 2020, before me, ~~Jack Lambert~~ **Special Notary (PL 96-8)**, personally appeared Chi Hsien Chang, ~~known to me (or~~ satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same as for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Notary Public

Title (and Rank)

Jack Lambert
~~Special Notary (PL 96-8)~~
Duly appointed and qualified
My commission expires: December 2, 2022

My commission expires _____

Notary Address:

~~American Institute in Taiwan~~
Kaohsiung Branch Office
5F, No. 88, Chenggong 2nd Rd, Kaohsiung, Taiwan

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant

Affiant's Name: Yiwen Chang

State of Tennessee
County of Davidson

This instrument was sworn or affirmed before me on this 11th day of December, 2020. By Yiwen Chang.

Type of ID Provided - TN DL

KRYSTAL VALCARCEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Krystal Valcarcel
commission exp: May 20

BOOK 7354 PAGE 650

Exhibit A

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,300.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF September, 19 87
Notary Public
MY COMMISSION EXPIRES: 2-10-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDDIE MONTGOMERY, ATTORNEY AT LAW
215 CENTERVIEW DRIVE, SUITE 150 - BRENTWOOD, TENNESSEE 37217

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO (MORTGAGE COMPANY)	MAP PARCEL NUMBERS
Chi Hsien Chang (NAME)	Mortgage Corporation of the (NAME)	149-01-0-A
2113 Mullen Circle (ADDRESS)	2119 6th Avenue North (ADDRESS)	012CO
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Birmingham, Alabama 35203 (CITY) (STATE) (ZIP)	02D 75593

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, D.M.T., Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Chi Hsien Chang and wife, Song Mei Yung

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT.

BEING Lot No. 12 on the Plan of Mullen Valley, Phase II, of record in Book 6250, page 477, said Register's Office to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed by deed from Sterling Interests, Inc. to D.M.T., Inc. of record in Book 7109, page 839, Register's Office Davidson County, Tennessee.

Subject to restrictions of record in Book 6577, page 20, and in Book 6577, page 25 said Register's Office.

This conveyance is subject to any and all existing easements of record.

5331
FILED FOR REFERENCE
Sep 17 10 05 AM '87
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 2113 Mullen Circle, Nashville, TN 37211
(Street No.) (Street) (Post Office) (City or Town) (State, 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 unincumbered, 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. When used herein the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 15th day of September, 19 87

D.M.T., Inc.
By: Roger Dixon
Roger Dixon, President