THIS INSTRUMENT PREPARED FROM INFORMATION FURNISHED BY OTHERS:
Angello L. Huong, Attorney at Law
435 Park Avenue
Lebanon, TN 37087

Karen Johnson Davidson County
Batch# 551299 DEEDQC
01/11/2021 09:41:27 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210111-0004449

PARCEL ID#: 102-08-0-088.00

ADDRESS NEW OWNER: MARINA LU
2434 BEAR ROAD
NASHVILLE, TN 37215

ADDRESS MORTGAGEE: N/A
SEND TAX BILL TO: New Owner
PROPERTY: (X) IMPROVED; ( ) UNIMPROVED

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR AND 00 CENTS ($1.00), cash in hand paid, and other valuable consideration, the receipt of which is hereby acknowledged, We, COR-FOUNDATION GROUP, LLC, a Tennessee Limited Liability Company, have this day bargained and sold, and by these presents do hereby transfer and convey unto, MARINA LU, he heirs and assigns, the following described tract or parcel of land located in Davidson County, Tennessee, together with all improvements and appurtenances thereunto belonging, being more particularly described as follows, to-wit:

> Being Lot No. 71 on the Plan of Horton Heights, Section VII, of record in Book 2133, Page 25, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.
>
> DEED REFERENCE: Being the same property conveyed by *Quitclaim Deed* dated February 21, 2019 from DAVID LIEN to COR-FOUNDATION GROUP, LLC and of record in Instrument No. QC-20190301-0018534, Register's Office of Davidson County, Tennessee.

This is improved property otherwise more commonly known as 839 Hillwood Blvd, Nashville, Davidson County, Tennessee 37209.

This transfer is subject to any and all visible easements and restrictions as well as any easements and restrictions of record; subject to any applicable zoning and health department rules and regulations; and subject to the detail of and to all easements, restrictions, setback lines, liens, encumbrances, and other conditions as shown of record, or which may be revealed by a physical

inspection of the property.

POSSESSION shall be as of date of deed.

WITNESS MY HAND HERETO, this 31st day of December, 2020.

DAVID LIEN, MANAGER
COR-FOUNDATION GROUP, LLC,
GRANTOR

STATE OF TENNESSEE)
COUNTY OF Wilson)

Personally appeared before me, the undersigned authority, a notary public in and for said state and county, the within named **DAVID LIEN**, acting as the authorized Manager of COR-FOUNDATION GROUP, LLC with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged to me the execution of the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this 31st day of December, 2020.

NOTARY PUBLIC

ANGELLO L. HUONG STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

MY COMMISSION EXPIRES: 11/13/2020

STATE OF TENNESSEE)
COUNTY OF Wilson)

The actual consideration or value, whichever is greater, for this transfer is ZERO DOLLARS AND NO CENTS ($0.00).

AFFIANT

Subscribed and sworn to before me, this 31st day of December, 2020.

NOTARY PUBLIC

ANGELLO L. HUONG STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

MY COMMISSION EXPIRES: 11/13/2022