# QUITCLAIM DEED

COLLEEN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0- .

Affiant

Subscribed and sworn to before me, this the 24th day of February, 2021.

Notary Public

My commission expires: 5/9/23

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 589262 DEEDQC
03/11/2021 10:13:33 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210311-0032217

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive , Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Funez Realty Investment, LLC,**<br>**a Tennessee limited liability company** | **LendingOne, LLC** | **Map 041-12-0 Parcel 027.00** |
| 215 Forrest Park Rd | **2330 Commerce Park Drive Suite 2** | |
| Madison, TN 37115 | **Palm Bay, FL 32905** | |
| | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**David Funez-Mendez and Junlan Jiang, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

**Funez Realty Investment, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, ALL OF THE GRANTORS' INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Bellshire Estates, Section I, of record in Plat Book 2133, Pages 124 and 125, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**Being all of the same property conveyed to David Funez Mendez and wife, Maria G. Funez by Deed dated February 16, 2005, from Skyla Marie Carnahan, now Skyla Herod, of record in Instrument No. 20050222-0018932, Register's Office for Davidson County, Tennessee. The said parties having since divorced by Final Decree of record in Case No. 13D-1642 in the Fourth Circuit Court of Davidson County, Tennessee. The said property was further conveyed to David Funez-Mendez and Junlan Jiang, husband and wife, by Quitclaim Deed dated January 14, 2014, from Maria Guadalupe Charco, formerly known as Maria G. Funez of record in Instrument No. 20140507-0039016, Register's Office for Davidson County, Tennessee. David Funez Mendez being one and the same person as David Funez-Mendez.**

**This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.**

This is Improved (__x__) Unimproved (____) property, known as: **4005 Oxbow Drive, Nashville, TN 37207**

Witness my/our hand(s) this **24th** day of **February, 2021.**

David Funez-Mendez
**Aka David Funez Mendez**

Junlan Jiang
**Junlan Jiang**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Funez-Mendez and Junlan Jiang, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **24th** day of **February, 2021.**

**Notary Public**

**My Commission Expires:** 11/8/21

