QUITCLAIM DEED

STATE OF TN, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Yiwen Chang
Affiant

Subscribed and sworn to me on 3 November 2021.

Ella K Butler
NOTARY PUBLIC

My Commission Expires: 07/09/2024

ELLA K. BUTLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Karen Johnson Davidson County
Batch# 757844 DEEDQC
11/18/2021 01:31:49 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20211118-0153778

was prepared based solely upon supplied by the Grantor, and benefit of a title search.

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Yiwen Chang and Xin Wen 5403A Tennessee Ave, Nashville, TN 37209	Same as Owner	091-07-0-442.00

KNOW ALL MEN BY THESE PRESENTS that Yiwen Chang and Xin Wen, as Tenants in Common, hereinafter called **"GRANTORS,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto June Zhao, hereinafter called **"GRANTEE,"** her successors and assigns, twenty percent (20%) share of the Grantors' right, title and interest, collectively retaining an eighty percent (80%) share, in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 1306, Block 186 on the Plan of No. 1 Plan of West Nashville of record in Plat Book 57, Page(s) 74 and 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Said Lot No. 1306 front 25 feet each on the Southerly side of Tennessee Avenue and run back between parallel lines 150 feet to an alley.
>
> Being a portion of the same property conveyed to Yiwen Chang, an unmarried man and Xin Wen, an unmarried woman, as Tenants in Common by Warranty Deed from Tennessee Avenue Development LLC, a Tennessee limited liability company dated January 30, 2017 and recorded February 1, 2017 in Instrument No. 20170201-0010800, Register's Office for Davidson County, Tennessee.
>
> This is improved property, known as 5403A Tennessee Ave, Nashville, TN 37209.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on November 3, 2021

Yiwen Chang

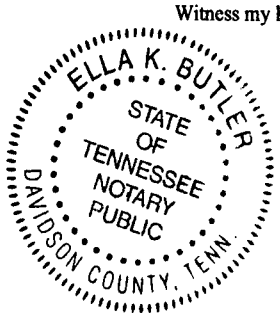
Xin Wen

STATE OF TN

COUNTY OF Davidson

On November 3, 2021, before me personally appeared Yiwen Chang, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on November 3, 2021.



Ella K Butler
NOTARY PUBLIC

My Commission Expires: 07/09/2024

STATE OF TN

COUNTY OF Davidson

On November 3, 2021, before me personally appeared Xin Wen, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes :herein contained.

Witness my hand and official seal on November 3, 2021.

Ella K Butler
NOTARY PUBLIC

My Commission Expires: 07/09/2024

