Karen Johnson Davidson County
Batch # 1100626 DEEDQC
02/13/2024 01:12:59 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240213-0010029

This Instrument Prepared by:
Junlan Jiang
103 Elizabeth Ct
Goodlettsville, TN 37072

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 13th day of February , 2024 , by the Grantor(s),
Junlan Jiang and David Funez Mendez, wife and husband

to the Grantee(s),
Funez Realty Investment, LLC, a Tennessee limited liability company

WITNESSETH, That the said Grantor, for
and in consideration of the sum of one dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration,
the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in Davidson County,
State of Tennessee, legally described as:

Land in Davidson County, Tennessee, being Lot Number 8, on the Plan of Section One, Pine Ridge of record in Plat Book 6900, Page 191, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Junlan Jiang and David Funez Mendez, wife and husband, by deed from Secretary of Housing and Urban Development, Washington, D.C. of record in Instrument No. 20141120-0106954, Register's Office for Davidson County, Tennessee, dated November 13, 2014 and recorded on November 20, 2014.

Being the same property conveyed to Secretary of Housing and Urban Development, Washington, D.C. by deed from Shapiro & Kirsch, LLP of record in Instruction no. 20140917-0085399, Register's Office for Davidson County, Tennessee, dated September 17, 2014 and recorded on September 17, 2014.

Being the same property conveyed to Janice E. Williams by deed from Janice E. Ridley of record in Book 10212, Page 68, Register's Office for Davidson County, Tennessee, dated September 30, 1996 and recorded on October 2, 1996.

Commonly known as: 105 Timberline Ct, Nashville, TN 37207
Parcel Identification: 060 11 0A 008.00

IN WITNESS WHEREOF, The said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Signature David Funez Mendez
Print Name: David Funez Mendez
Capacity: Grantor

Signature _____
Print Name: _____
Capacity: _____

Signature _____
Print Name _____
Capacity _____

Signature Junlan Jiang
Print Name: Junlan Jiang
Capacity: Grantor

Signature _____
Print Name: _____
Capacity: _____

Signature _____
Print Name _____
Capacity _____

When recorded mail this deed To:
Funez Realty Investment, LLC
103 Elizabeth Ct
Nashville, TN 37072

STATE OF Tennessee }
COUNTY OF Davidson }

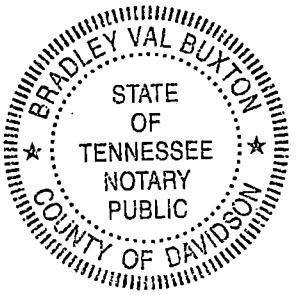
On Feb 13, 2024 before me, Bradley Val Buxton personally appeared David Funez Mendez & Junlan Jiang,

personally known to me (or 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 that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Notary Public) Signature Bradley Val Buxton
My commission expires 3/3/25

[Seal]



Oath of Consideration

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0

Affiant 1

Affiant 2

Affiant 3

Affiant 4

STATE OF TENNESSEE }
COUNTY OF Davidson }

Subscribed and sworn before me this the 13th day of Feb, 2024.

Notary Public

My commission expires: 03/03/25

BRADLEY VAL BUXTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

The following information is not a part of this Deed

Property Address:
105 Timberline Ct
Nashville, TN 37207

Owner's Name and Address
Funez Realty Investment, LLC
103 Elizabeth Ct
Goodlettsville, TN 37072

Parcel Number:
060 11 0A 008.00

Mail Tax Bills to:
Funez Realty Investment, LLC
103 Elizabeth Ct
Goodlettsville, TN 37072