Karen Johnson Davidson County
Batch# 1481050 DEEDQC
10/07/2026 09:00:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20261007-0092049

This instrument was prepared by:
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, Tennessee 37204

X-0717

Quitclaim Deed

Address New Owner as follows:	Send Tax Bills to:	Map and Parcel Numbers:
David Funez and Junlan Jiang Funez 103 Elizabeth Court Goodlettsville, TN 37072	New Owner	086-00-0342.00

For good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David Funez Mendez and Junlan Jiang, husband and wife** ("**Grantor**") do hereby transfer and quitclaim unto **David Funez and Junlan Jiang Funez, husband and wife** ("**Grantee**"), their successors, heirs, and assigns, all of Grantor's interest in certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

A parcel of land being the Northeasterly part of Tract No. 9 on the plan of the Isabelle Ewin property, as recorded in Minute Book 4, Page 503 and 503, in the Office of the Clerk and Master for Davidson County, Tennessee, a copy of said plan being attached to the deed of record Book 5282, Page 636, Register's Office for Davidson County, Tennessee, said parcel being situated in Davidson County, Tennessee, and described according to an un-recorded survey by John D. McCormick dated March 21, 1990, as follows:

Beginning at a point in the Easterly margin of Tulip Grove Road, said point being the Southwest corner of Tract #8 and the Northwest corner of Tract #9 of the Isabelle Ewin Property, as recorded in Minute Book 4, Pages 502 and 503 and being the northwest corner of the property herein described; thence S 73 Deg. 59' 05" E a distance of 970.27 feet to a point; thence S 5 deg. 12' 38" W a distance of 191.32 feet to a point; thence N 77 deg. 14' 55" W a distance of 686.24 feet to a point; thence N 16 deg. 00' 55" E a distance of 202.00 feet to a point; thence N 73 deg. 59' 05" W a distance of 315.00 feet to a point in the easterly margin of Tulip Grove Road; thence along the easterly margin of Tulip Grove Road N 2 deg. 30' 08" E a distance of 25.71 feet to the point of beginning and containing 3.368 acres, more or less.

Being the same property conveyed to David Funez Mendez and Junlan Jiang, husband and wife, by Warranty Deed recorded on February 14, 2024, as Instrument No. 20240214-0010228 in the Register's Office for Davidson County, Tennessee.

This is improved property, known as **1123 Tulip Grove Road, Hermitage, TN 37076.**

This conveyance is subject to such restrictions, encumbrances, and easements as may appear of record.

The purpose of this instrument is to transfer all interests that Grantor may have in the property to Grantee.

This instrument has been prepared upon information provided by the parties, and the preparer has not conducted any title examination independent from the title materials supplied by the parties. The legal description above is the same as the description contained in the prior deed referenced herein. The preparer makes no warranties or representations regarding the status of title to the property.

[Signatures appear on the following page.]

In witness whereof, this instrument has been executed this 25th day of September, 2026.

David Funez Mendez

David Funez Mendez

Junlan Jiang

Junlan Jiang

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the State and County aforesaid, personally appeared **David Funez Mendez** and **Junlan Jiang**, with whom I am personally acquainted or whose identities were proven to me with satisfactory evidence, and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 25th day of September, 2026.

Jessica D. Puckett

Notary Public
My commission expires: Sept. 5th 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

JESSICA D. PUCKETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

Affiant

Subscribed and sworn to before me this 25th day of September, 2026.

Jessica D. Puckett

Notary Public
My commission expires: Sept 5th 2029

JESSICA D. PUCKETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, Christy Tesch, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 25th day of September 2026.

Date: 25th day of September 2026

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 25th day of September 2026.



Notary Public
My commission expires: 5/12/2030