Karen Johnson Davidson County
Batch# 902896 DEEDQC
08/12/2022 12:04:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220812-0091853

Prepared by/Return to: Mark B. Leedom, Esq. 636 Grassmere Park Ste 130B Nashville, TN 37211	STATE OF TENNESSEE COUNTY OF Sumner The actual consideration or value, whichever is greater, for this transfer is $-0. Affiant Subscribed and sworn to before me, this 12th day of August, 2022 Notary Public My commission expires: 03/01/2025 JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Lee Anna Chen	**New Owner**	**148140A00100CO** **160110A10200CO**
PO BOX 10823 **1060 Hogan Dr.**	**Same**	**162120A04600CO**
Conway, AR 72034		**147070E00100CO** **147070E00200CO**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Junping Chen, Trustee of the L.C. Revocable Living Trust**, herein called "GRANTOR(S)", by these presents, do hereby quitclaim and convey unto **Lee Anna Chen, unmarried** herein called "GRANTEE(S)", his/her/their successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Tract One:
Land in Davidson County, Tennessee, being Unit A, on the plan of Keeley Court Condominiums, as established under Master Deed of record in Book 10533, Page 390, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Junping Chen, Trustee of The L.C. Revocable Living Trust, by Quitclaim Deed from Junping Chen, dated July 23, 2019, of record in Instrument No. 20190726-0073450, in the Register's Office for Davidson County, Tennessee.

Property Address Known As: 908 Keeley Court, Nashville TN 37211

Tract Two:
Land in Davidson County, Tennessee, being Lot No. 102 on the plan of Phase I, II, III and IV Hemmingwood, of record in Plat Book 6900, Pages 6 through 8, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Junping Chen, Trustee of The L.C. Revocable Living Trust, by Quitclaim Deed from Junping Chen, dated July 23, 2019, of record in Instrument No. 20190726-0073450, in the Register's Office for Davidson County, Tennessee.

Property Address Known As: 13 Ashington Lane, Brentwood TN 37027.

Tract Three:
Land in Davidson County, Tennessee, being Lot No. 46, Brittany Park Subdivision, Phase 1-B, a planned unit development, of record in Map Book 9700, Page 610, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Junping Chen, Trustee of The L.C. Revocable Living Trust, by Quitclaim Deed from Junping Chen, dated July 23, 2019, of record in Instrument No. 20190726-0073450, in the Register's Office for Davidson County, Tennessee.

Property Address Known As: 1049 Brittany Park Dr., Antioch TN 37013

Tract Four:

Land in Davidson County, Tennessee, being Unit A of the Homes at 0 Old Goins, a Horizontal Property Regime with Private Elements, established by that Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160519-0050458, Register's Office of Davidson County, Tennessee, as depicted on that plat of same appended to said Declaration as Exhibit C thereto, to which reference is hereby made for a more particular description.

Being a portion of the same property conveyed to Junping Chen, Trustee of the L C Revocable Living Trust, by Quitclaim Deed from Junping Chen, dated August 23, 2021, of record in Instrument 20210823-0113725, in the Register's Office for Davidson County, Tennessee.

Property Address Known As: 4309 Old Goins Rd., Nashville TN 37211

Tract Five:
Land in Davidson County, Tennessee, being Unit B of the Homes at 0 Old Goins, a Horizontal Property Regime with Private Elements, established by that Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160519-0050458, Register's Office of Davidson County, Tennessee, as depicted on that plat of same appended to said Declaration as Exhibit C thereto, to which reference is hereby made for a more particular description.

Being a portion of the same property conveyed to Junping Chen, Trustee of the L C Revocable Living Trust, by Quitclaim Deed from Junping Chen, dated August 23, 2021, of record in Instrument 20210823-0113725, in the Register's Office for Davidson County, Tennessee.

Property Address Known As: 4311 Old Goins Rd., Nashville TN 37211

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 8 day of August, 2022

Junping Chen
Trustee of the Junping Chen L C Revocable Living Trust

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Junping Chen** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is the Trustee of the Junping Chen L C Revocable Living Trust and that she is authorized by the Junping Chen L C Revocable Living Trust to execute this instrument on its behalf.

Witness my hand this 8 day of **August, 2022.**

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCTOBER 2, 2023

Notary Public

My commission expires: 10/2/2023

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 8/8/2022 (date of document).

Jennifer Russell
Affiant Signature

8/12/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 12th day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

