BOX 10-B

Karen Johnson Davidson County
Batch# 933706 **DEEDQC**
10/26/2022 09:11:04 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20221026-0115831

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$0**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF October, 2022.

Notary Public

MY COMMISSION EXPIRES: 05-09-24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM HAS BEEN PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HMC LLC	**SAME**	**119-05-0-298.00** **096-13-0-034.00** **173-01-0-272.00** **034-01-0-024.00**
(NAME) **6108 STILLMEADOW DRIVE**	(NAME)	**172-02-0-087.00** **104-08-0-152.00** **026-13-0-036.00** **163-00-0-042.00**
(ADDRESS) **NASHVILLE, TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, HUNG M. CHEN AND MEILIEN S. CHEN, HUSBAND AND WIFE,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF OUR RIGHT, TITLE, AND INTEREST UNTO **HMC LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

****SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTIONS OF SAID PROPERTIES.****

** THESE ARE THE SAME LEGAL DESCRIPTIONS AS THE PRIOR DEEDS.**

** HUNG CHEN, HUNG M. CHEN, AND HUNG MING CHEN ARE ONE AND THE SAME PERSON.**

** MEILIEN CHEN AND MEILIEN S. CHEN ARE ONE AND THE SAME PERSON.**

This conveyance is subject to such covenants, easements, restrictions, reservations, conditions, and encumbrances as may affect the premises in the Register's Office for Davidson County, Tennessee.

Unimproved (X)
This is improved(X) property, known as **SEE EXHIBIT "A"**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 25 day of Oct, 2022.

HUNG M. CHEN

MEILIEN S. CHEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Hung M. Chen and Meilien S. Chen, husband and wife**, 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 office this 25th day of October, 2022.

My Commission Expires: ~~**March 3, 2026**~~ May 9, 2026

Notary Public

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHBIT "A"

Map & Parcel No. 119-05-0-298.00

Being Lot No. 80 in the Resubdivision of Blocks 23 and 24 (erroneously referred to as Block 34 in the prior deed) and parts of No. 26 and 27 of the Cumberland Nurseries a plan of which resubdivision is of record in Book 161, Page 139, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hung Chen and Meilien Chen from Tribeca Lending Corporation, by Special Warranty Deed dated March 19, 2009, of record in Instrument No. 20090331-0028965, said Register's Office.

This is improved property known as: 212 Joyner Ave., Nashville, TN 37210

Map & Parcel No. 096-13-0-034.00

Being Lot No. 107 on the Plan of Perry Heights, of record in Plat Book 2900, Page 18, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Meilien Chen, a married person, from Curtis Stanley Walker and wife, Shirley Ann Walker, by deed dated July 1, 1986, of record in Book 6916, Page 585, said Register's Office. Being further conveyed to Hung M. Chen and wife, Meilien S. Chen, from Meilien Chen, by Quitclaim Deed dated June 14, 2002, of record in Instrument No. 20020620-0074522, said Register's Office.

This is improved property known as: 2729 Wellman Drive, Nashville, TN 37214

Map & Parcel No. 173-01-0-272.00

Being Lot No. 26-B on the plan of Zone Lot Division, Lots 25 and 26, Section V, Monte Carlo of record in Book 6250, Page 383, amended in Book 6900, Page 130, Register's Office for said County.

Said Lot No. 26-B fronts 40.41 feet on the Westerly margin of Cedarcreek Drive and extends back 124.64 feet on the northerly line and 124.53 feet on the southerly line to a dead line in the rear, measuring 40.50 feet thereon.

Being the same property conveyed to Hung M. Chen and wife, Meilien S. Chen from Security Federal Savings and Loan Association of Nashville, by deed dated May 24, 1990, of record in Book 8116, Page 311, said Register's Office.

This is improved property known as: 317 Cedarcreek Drive, Nashville, TN 37211

Map & Parcel No. 034-01-0-024.00

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Echo Meadows of record in Book 2331, Page 64, Register's Office for Davidson County, Tennessee. Said Lot No. 23 fronts 86 feet on the west side of Wren Road and runs back 288.5 feet on the north line and 319.7 feet on the south line, to a dead line in the rear, which is a broken line, a part of which is the easterly right-of-way of the L&N Railroad, on which it measures 151 feet.

Being the same property conveyed to Hung Chen and wife, Meilien S. Chen from Barbara S. Paskins and husband, James J. Paskins, by deed dated May 17, 1988, of record in Book 7547, Page 279, said Register's Office.

This is improved property known as: 851 Wren Road, Goodlettsville, TN 37072

Map & Parcel No. 172-02-0-087.00

Land in the First (1ST) Civil District of Davidson County, Tennessee, being Lot No. 92, on the Plan of Myrtlewood Estates, Section V, as shown on Plat of Record in Book 6250, Page 910 and 911, of the Register's Office for Davidson County, Tennessee, to which Plat Reference is hereby made for complete details of description.

Being the same property conveyed to Hung M. Chen and wife, Meilien S. Chen from Hampton Construction Company, Inc., by deed dated March 16, 1987, of record in Book 7171, Page 931, said Register's Office.

This is improved property known as: 6108 Stillmeadow Drive, Nashville, TN 37211

Map & Parcel No. 104-08-0-152.00

Land in Davidson County, Tennessee, being Lots Nos. 147 and 148 on the Revised Plan of Part of University Place, of record in Book 332, Page 145, Register's Office for said County.

Said Lots adjoin and front together 95 feet on the north side of Belcourt Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Hung M. Chen and wife, Meilien S. Chen from Breckrich Investment Company, a Partnership, by deed dated March 19, 1984, of record in Book 6252, Page 716, said Register's Office.

This is improved property known as: 2006 Belcourt Ave., Nashville, TN 37212

Map & Parcel No. 026-13-0-036.00

Land in Davidson County, Tennessee, being more particularly described as follows:

Being one-half of the proposed right-of-way for a roadway running between lot No. 7 and Lot No. 8 as shown on the plat of Echo Meadows, of record in Plat Book 2331, Page 64, in the Register's Offic for Davidson County, Tennessee, said one-half of the roadway conveyed herein being that portion of the roadway lying south of a centerline running northwestwardly a distance of 276.7 feet from a point in the northerly right-of-way line of Wren Road, which point is equidistant from Lot No. 7 and Lot No. 8, a distance of 276.7 feet to the northerly boundary of said plan.

Being the same property conveyed to Hung M. Chen and wife, Meilien S. Chen from The City of Goodlettsville, Tennessee, by Quitclaim Deed dated October 6, 1988, of record in Book 7697, Page 534, said Register's Office.

This is unimproved property known as: 817 Wren Road, Goodlettsville, TN 37072

Map & Parcel No. 163-00-0-042.00

A tract of land in the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, described according to a survey made by Watkins and Murray, Surveyors, January 6, 1948, as follows:

Beginning on the northerly margin of Mount View Road at the southwest corner of a tract of land conveyed to Hugh B. Hickerson by deed of record in Book 1339, Page 386, Register's Office for said County; thence with the north margin of Mount View Road, north 87 deg. 45' west 144.7 feet; thence north 2 deg. 30' east 520 feet; thence south 86 deg. East 638 feet to Morton's west line; thence south 10 deg. West 337.9 feet to Gupton's north line and a stone wall; thence north 83 deg. 30' west 215 feet; thence north 84 deg. 45' west 210.7 feet; thence south 10 deg. West 189.4 feet to the northerly margin of Mount View Road, the point of beginning.

Being the same property conveyed to Hung Ming Chen and wife, Meilien S. Chen from John E. Moses and wife, Geraldine Moses, by deed dated August 22, 1985, of record in Book 6649, Page 228, said Register's Office.

This is improved property known as: Mt. View Road, Antioch, TN 37013