BOX 10-B	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: 05-09-26 (AFFIX SEAL)

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

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**	**082-03-0-305.00** **082-03-0-125.00** **071-03-0-072.00** **071-15-0-334.00**
(NAME) **6108 STILLMEADOW DRIVE**	(NAME)	**072-11-0-252.00** **060-02-0-162.00** **043-09-0-063.00** **071-08-0-173.00**
(ADDRESS) **NASHVILLE, TN 37211**	(ADDRESS)	**082-07-0-240.00** **082-07-0-517.00** **072-13-0-010.00** **092-08-0-098.00**
(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, MARRIED,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF MY 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.**

** THESE PROPERTIES ARE NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.**

** HUNG CHEN, HUNG M. CHEN, AND HUNG MING 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 ( )
This is improved(**X**) property, known as **SEE EXHIBIT "A"**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 933706 **DEEDQC**
10/26/2022 09:11:04 AM 5 pgs
Fees: $27.00 Taxes: $0.00

20221026-0115832

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 my hand this 25 day of Oct, 2022.

HUNG M. 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**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he 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 AC

Notary Public

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

EXHBIT "A"

Map & Parcel No. 082-03-0-305.00

Real estate located in Davidson County, Tennessee described as follows:

Being Lot No. 12, on the Plan of F.E. Mann's Plan of Lots of the Lucy H. Lindsley Tract, as shown on plat of record in Plat Book 161, Page 40, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Hung Chen, married, from Deutsche Bank Trust Company Americas fka Bankers Trust Company, as Trustee, by Special Warranty Deed dated March 12, 2009, of record in Instrument No. 20090325-0026918, said Register's Office.

This is improved property known as: 1003 Pennock Ave., Nashville, TN 37206

Map & Parcel No. 082-03-0-125.00

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of W.T. Fitzpatrick's Re-Subdivision Lots 15 to 22 and part of Lot No. 14 of the Benedict Land Co's Subdivision, of record in Book 421, Page 76, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Hung Chen from Federal National Mortgage Association, by Special Warranty Deed dated March 17, 2010, of record in Instrument No. 20100407-0026001, said Register's Office.

This is improved property known as: 1015 N. 2ND Street, Nashville, TN 37207

Map & Parcel No. 071-03-0-072.00

Described property located in Davidson County, Tennessee, to wit:

The Easterly 22 feet of Lot Number 18 and the Westerly 58 feet of Lot Number 20 on the Map of John L. Gordon's Subdivision, of record in Book 843, Page 61, Register's Office for Davidson County, Tennessee. Said parts of said Lots adjoin and front together 80 feet on the Southerly side of Gordon Terrace and run back 245 feet more on the Westerly line of said part of Lot 18, 247 feet more or less on the Easterly line of said part of Lot 20, to be a dead line in the rear, measuring 80 feet more or less thereon.

Being the same property conveyed to Hung Chen, married, from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., by deed dated February 3, 2012, of record in Instrument No. 20120206-0010388, said Register's Office.

This is improved property known as: 110 Gordon Terrace, Nashville, TN 37207

Map & Parcel No. 071-15-0-334.00

Lot 77, Plan of Benedict Land Co's Subdivision of the Lindsley Tract, as shown on plat of record in Plat Book 332, Page 40, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Said Lot 77 fronts 50 feet on the easterly margin of North Second Street and extends back between parallel lines 181 feet to an alley.

Being the same property conveyed to Hung Chen from Aurora Loan Services, LLC, by Special Warranty Deed dated April 19, 2010, of record in Instrument No. 20100419-0029365, said Register's Office.

This is improved property known as: 1225 N. 2nd Street, Nashville, TN 37207

Map & Parcel No. 072-11-0-252.00

Land in Davidson County, Tennessee, being Lot No. 25, on the Plan of WJ Myers Subdivision, as shown on plat of record in Plat Book 332, Page 66, in in the Register's Office for Davidson County, Tennessee.

Said Lot No. 25 fronts 50 feet on the westerly margin of Burns Avenue and extends back between parallel lines, 150 feet to a line in the rear on which it measures 50 feet.

Being the same property conveyed to Hung Chen from LaSalle Bank National Association, as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-5, by Special Warranty Deed dated June 23, 2009, of record in Instrument No. 20090902-0082276, said Register's Office.

This is improved property known as: 2306 Burns Avenue, Nashville, TN 37216

Map & Parcel No. 060-02-0-162.00

Real estate located in Davidson County, Tennessee, described as follows:

Being Lot 148 on the plan of Parkwood Estates, Section 1, as of record in Book 2900, Pages 119 and 120, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description

Said Lot 148 fronts 75 feet on the Westerly side of Creekwood Drive, and extends back 141.1 feet on the Southerly line and 144.8 feet on the Northerly line, to a dead line in the rear which measures 75 feet thereon.

Being the same property conveyed to Hung M. Chen, a married person, from The Bank of New York Mellon Trust Company, National Association fka The Bank of New Yok Trust Company, N.A., as Successor to J.P. Morgan Chase Bank, N.A., as Trustee for RAMP 2004KR1, by Special Warranty Deed dated June 9, 2009, of record in Instrument No. 20090622-0057750, said Register's Office.

This is improved property known as: 3008 Creekwood Drive, Nashville, TN 37207

Map & Parcel No. 043-09-0-063.00

Land in Davidson County, Tennessee, being Lot No. 25, Block "A", on the Plan of Overlook Estates, of record in Plat Book 843, Page 105, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Hung Chen from Regions Bank, by Special Warranty Deed dated December 12, 2012, of record in Instrument No. 20121218-0116545, said Register's Office.

This is improved property known as: 301 Lovell Street, Madison, TN 37115

Map & Parcel No. 071-08-0-173.00

All that certain parcel of land situate in the County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 94 on the plan of Section One Joywood Heights of record in Book 1130, Page 91, Register's Office for said County. Said Lot No. 94 fronts 60 feet on the southerly margin of Norton Ave. and extends back between parallel lines 160 feet to a dead line in the rear, measuring 60 feet thereon.

Being the same property conveyed to Hung Chen from Federal Home Loan Mortgage Corporation by Special Warranty Deed dated November 5, 2010, of record in Instrument No. 20101130-0095073, said Register's Office.

This is improved property known as: 528 Norton Ave., Nashville, TN 37207

Map & Parcel No. 082-07-0-240.00

Land in Davidson County, Tennessee, being Lot No. 4 in the Subdivision of the Wingo Property, not of record described as follows:

Beginning at a point on the west side of North Second Street, 138-6/7 feet south of Kent Street or Josephine Street, now Grace Avenue; thence South with the east margin of North Second Street, 46-2/7 feet to a point; thence easterly 150 feet parallel with Kent or Josephine, now Grace Avenue to an alley; thence north with the west margin of said alley 46-2/7 feet to a point; thence west 150 feet parallel with Josephine Street or Grace Avenue to North Second Street, the beginning.

Being the same property conveyed to Hung Chen from EPANDCO Real Estate Fund, LLC, by deed dated July 11, 2012, of record in Instrument No. 20120713-0061642, said Register's Office.

This is improved property known as: 615 N. 2ND Street, Nashville, TN 37207

Map & Parcel No. 082-07-0-517.00

Being Lot No. 18 on the plan of The Nashville Housing Authority Subdivision No. 1, of record in Book 3700, Page 42, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Hung Chen from The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2005-7CB, Mortgage Pass-

Being the same property conveyed to Hung Chen from The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2005-7CB, Mortgage Pass-Through Certificates, Series 2005-7CB, by Special Warranty Deed dated May 21, 2022, of record in Instrument No. 20120606-0049230, said Register's Office.

This is improved property known as: 840 Joseph Ave., Nashville, TN 37207

Map & Parcel No. 072-13-0-010.00

Being Lot Number 67 on the Plan of Springdale Subdivision, as of record in Plat Book 974, Page 18, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Hung Chen, married, from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., by Deed dated March 18, 2010, of record in Instrument No. 20100407-0026000, said Register's Office.

This is improved property known as: 913 McClurkan Ave., Nashville, TN 37206

Map & Parcel No. 092-08-0-098.00

Tract No. I:
Land in Davidson County, Tennessee, being Lot No. 24 on the Plat of the Power Property as of record in Book 421, page 65, Register's Office for Davidson County, Tennessee.

Said Lot No. 24 fronts 87 feet on the northerly side of Pearl Street and runs back 170 feet on the westerly line and 175.5 feet on the easterly line, with the westerly margin of 18th Avenue North, to an alley and shows 45 feet on said alley.

Tract No. II:
Land in Davidson County, Tennessee, being Lot No. 22 in the subdivision of the Power Property, a plan of which is of record in Book 421, page 65, Register's Office for Davidson County, Tennessee.

Said Lot No. 22 fronts 50 feet on the north side of Pearl Street and runs back between parallel lines 170 feet to a 15 foot alley.

Tract No. III:
Land in Davidson County, Tennessee, being Lot No. 23 in the subdivision of the Power Property, a plan of which Subdivision is of record in Book 421, page 65, Register's Office for Davidson County, Tennessee.

Said Lot No. 23 fronts 50 feet on the north side of Pearl Street and runs back between parallel lines 170 feet to a 15 foot alley in the rear.

Being the same property conveyed to Hung Chen by quitclaim deed from Yun Feng Yeh dated December 17, 2007 of record as Instrument No. 20071218-0145350, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1800 Pearl Street, Nashville, TN 37203 (f/k/a 501 Dr. D.B. Todd Blvd., Nashville, TN 37203)