Karen Johnson Davidson County
Batch# 989256 DEEDQC
04/06/2023 01:46:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230406-0025279

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me this the 5th day of April, 2023.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-6-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
CKA Revocable Trust 6108 Stillmeadow Drive Nashville, TN 37211	New Owner	Combining #s: 13301012900 13301013000

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, that **Sydney Sy-Yeu Chen, Trustee of the CKA REVOCABLE TRUST, dated April 30, 2018** ("Grantor") does hereby quitclaim and convey unto **Sydney Sy-Yeu Chen, Trustee of the CKA REVOCABLE TRUST, dated April 30, 2018** ("Grantee"), its successors and assigns, all of Grantor's interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and being more particularly described as follows:

TRACT 1:
Land in Davidson County, Tennessee, being the west one-half of Lot No. 93 on the Map of Patterson's Subdivision of Maplehill, of record in Book 332, page 75, Register's Office for said County.

Being part of the property conveyed to CKA REVOCABLE TRUST, SYDNEY SY-UEU CHEN, TRSUTEE, DATED 04/30/2018, by Quitclaim Deed from Sydney S. Chen, unmarried, dated July 2, 2018, recorded on July 3, 2018, of record in Instrument No. 20180703-0064600, in the Register's Office for Davidson County.

TRACT 2:
Land in the Sixteenth (16th) Council District of Nashville Davidson County, Tennessee, being the easterly half (1/2) of Lot No. 93 on the Map of Patterson's Subdivision of Maplehill, of record in Book 332, page 75, Register's Office for said County and according to a survey made by W.T. Smith Land Surveying, dated August 1, 2017, is more particularly described as follows:

Commencing at an iron rod (found) in the south margin of Patterson Street, said rod being the common corner of Lot 94 and Lot 95 as shown on the Map of Patterson's Subdivision of Malpehill or record in Plat Book 332, page 75, R.O.D.C., TN; thence with said margin of Patterson Street North 83 degrees, 02 minutes, 19 seconds, West 50.00 feet to an iron rod (set), said rod being the common corner of Lot 93 and Lot 94 on said plan of subdivision and also being the actual Point-of-Beginning for this hereon described parcel of land; thence, leaving said

margin of Patterson Street and running with the common line of Lots 93 and 94 South 06 degrees, 53 minutes, 00 seconds, West 159,14 feet to an iron rod (set) in the north margin or Alley #1906, thence, with the north margin of said Alley North 83 degrees, 32 minutes, 34 seconds, West 25.0 feet to an iron rod (set), said rod being the southwest corner of the easterly one-half (1/2) of Lot 93; thence, North 06 degrees, 53 minutes, 00 seconds, East 159.36 feet to an iron rod (set) in the south margin of Patterson Street; thence, with the south margin of said street South 83 degrees, 02 minutes, 19 seconds, East 25.00 feet to the Point-of-Beginning, containing 3,981 square feet or 0.091 acres more or less.

Being part of the property conveyed to CKA REVOCABLE TRUST, SYDNEY SY-UEU CHEN, TRSUTEE, DATED 04/30/2018, by Quitclaim Deed from Sydney S. Chen, unmarried, dated July 2, 2018, recorded on July 3, 2018, of record in Instrument No. 20180703-0064600, in the Register's Office for Davidson County.

THE PURPOSE OF THIS TRANSFER IS TO COMBINE "TRACT 1" and "TRACT 2" INTO ONE TRACT WITH THE SAME PARCEL IDENTIFICATION NUMBER.

This is unimproved property known as: **0 Patterson Street, Nashville, TN 37211.**

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.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of April, 2023.

GRANTOR:

CKA REVOCABLE TRUST

Sydney Sy-Yeu Chen, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Sydney Sy-Yeu Chen**, with whom I am personally acquainted or whose identity was proved to me on the basis of satisfactory evidence and who acknowledged that they are the **Trustee** of the **CKA REVOCABLE TRUST, dated April 30, 2018**, and that as such Trustee, they have the authority to sign on behalf of the **CKA REVOCABLE TRUST, dated April 30, 2018**, and did so execute the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of April, 2023.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 04/06/2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 04/06/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6 **day of** April, **2023.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM