Karen Johnson Davidson County
Batch# 1048060 DEEDQC
09/11/2023 08 16 38 AM 4 pgs
Fees. $22 00 Taxes $0 00
20230911-0070799

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 SYDNEY SY-YEU CHEN, AFFIANT Subscribed and sworn to before me, this 6th day of September 2023. NOTARY PUBLIC My Commission Expires: 11-3-2025

SHELLEY A MASON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM EXPIRES NOVEMBER 3, 2025

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
HUNG CHEN and ROSA CHEN, CO-TRUSTEES 6108 Stillmeadow Drive Nashville, TN 37211	New Owner	Map and Parcel Nos.: **See Exhibit "A"**

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Sydney Sy-Yeu Chen, as Trustee ("Trustee") of the CKA Revocable Trust, dated April 30, 2018, ("Trust") do hereby quitclaim, transfer and convey unto Hung Chen and Rosa Chen, Co-Trustees of the Ycdia Irrevocable Trust, created August 22, 2023, its successors and assigns, all of the Trust's right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

SEE EXHIBIT "A" FOR LEGAL DESCRIPTIONS OF PROPERTIES.

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

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Trustee has executed this instrument on this the 6th day of September 2023.

Sydney Sy-Yeu Chen, Trustee of the
CKA Revocable Trust

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Sydney Sy-Yeu Chen, Trustee of the CKA Revocable Trust**, 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 6th day of September 2023.

Notary Public

My Commission Expires: 11-3-2025



EXHIBIT "A"

Tract I: 082-07-0-460.00

This is improved property known as 817 N 5th Street, Nashville, Tennessee 37207, and more particularly described as follows:

Being Lot No. 39 on the Miller's Addition to Edgefield, of record in Plat Book 57, Page 133, Register's Office for Davidson County, Tennessee.

Said Lot No. 39 fronts 50 feet on the easterly side of North 5th Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Sydney Sy-Yeu Chen, Trustee of the CKA Revocable Trust, dated April 30th, 2018, from Sydney S. Chen, unmarried, by Quitclaim Deed, recorded in the Register's Office of said county and state at Instrument No 20180703-0064600.

Tract II: 104-07-0-081.00

This is improved property known as 2800 Blakemore Avenue, Nashville, Tennessee 37212, and more particularly described as follows:

Being Lot No. 1 of Block No. 1 on the Map of Fairfax Place, as of record in Book 547, Pages 137 and 138, Register's Office for said County.

Said Lot No. 1 fronts 80 feet on the northerly side of Blakemore Avenue and runs back between parallel lines, with the westerly margin of Natchez Trace, or 28th Avenue South, 140.43 feet to an alley.

Being the same property conveyed to Sydney Sy-Yeu Chen, Trustee of the CKA Revocable Trust, dated April 30th, 2018, from Sydney S. Chen, unmarried, by Quitclaim Deed, recorded in the Register's Office of said county and state at Instrument No. 20180703-0064600.

Tract III: 081-08-0-283.00

This is improved property known as 1803 4th Ave. North, Nashville, Tennessee 37208, and more particularly described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, being part of Lot No. 44, D.T. McGavock Subdivision, sometimes called DT McGavock Second Edition to Nashville, as recorded in Book 21, Page 64, Register's Office for Davidson County, Tennessee, and more particularly described according to a survey made by Hickerson-Miller Engineer's Surveyors, June 26, 1955, as follows:

Beginning at a point in the southwesterly margin of 4th Avenue North, formerly Cherry Street, said point being 58.3 feet west of the southwest corner of 4th Avenue North and Buchanan Street, thence South 42 deg. 50' West 85 feet; thence North 46 deg. 30' West 8 feet; thence South 42 deg. 50' West 73.3 feet to a point in the northeasterly margin of an alley; thence along with said alley, North 46 deg. 30' West 30 6 feet; thence North 42 deg. 50' East 161.3 feet to a point in the northwesterly margin of 4th Ave. North; thence along the margin of said avenue, South 46 deg. 30' East 38.6 feet to the point of beginning.

Being the same property conveyed to Sydney Sy-Yeu Chen, Trustee of the CKA Revocable Trust, dated April 30th, 2018, from Sydney S. Chen, unmarried, by Quitclaim Deed, recorded in the Register's Office of said county and state at Instrument No. 20180703-0064600.