Karen Johnson Davidson County
Batch# 1048060 DEEDQC
09/11/2023 08 16 38 AM 4 pgs
Fees. $22.00 Taxes $0 00
20230911-0070800

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 DAVIDSO

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 Ukra 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

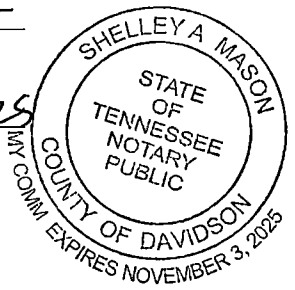


EXHIBIT "A"

Tract I: 083-13-0-140.00

This is improved property known as 1222 Lillian Street, Nashville, Tennessee 37206, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 122 on the Plan of East Edgefield, as of record in Book 21, Page 147, Register's Office for said County, to which reference is hereby made for a more complete description.

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: 082-08-0-310.00

This is improved property known as 908 Chicamauga Avenue, Nashville, Tennessee 37206, and more particularly described as follows:

Being Lot No. 5 and the westerly 10.0 feet of Lot No. 6 of Block "D" on the Plan of Eastwood Addition of record in Book 332, Page 63, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 and the westerly part of Lot No. 6 front together 60.0 feet on the southerly side of Chicamauga Avenue and run back between parallel lines 150.0 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: 081-07-0-432.00

This is improved property known as 1915 11th Avenue North, Nashville, Tennessee 37208, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Williams and Valentino's Subdivision of Lot Nos. 3 & 4 of the Thomas Woodard Property, as of record in Book 2, Page 33, Chancery Court for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

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 IV: 071-15-0-411.00

This is improved property known as 1208 Pennock Avenue, Nashville, Tennessee 37207, and more particularly described as follows:

Being Lot No. 20 on the Plan of Crutcher's Subdivision of record in Plat Book 161, Page 129, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

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.