Karen Johnson Davidson County
Batch# 1048060 DEEDQC
09/11/2023 08.16 38 AM 4 pgs
Fees $22 00 Taxes $0 00
20230911-0070801

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 NOTARY PUBLIC STATE OF TENNESSEE 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 Icdib 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

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

EXHIBIT "A"

Tract I: 094-02-0-020.00

This is improved property known as 1615 Eastside Avenue, Nashville, Tennessee 37206, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 268 on the Plan of Edgefield Land Company's First Subdivision, as of record in Book 57, Page 130, Register's Office for Davidson County, Tennessee.

Said Lot No. 268 fronts 50 feet on the northerly side of Eastside Avenue and runs back between parallel lines 150 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: 093-04-0-092.00

This is improved property known as 1001 Lenore Street, Nashville, Tennessee 37206, and more particularly described as follows:

Being Lot "A" on the Plan of Williams Subdivision and of record in Book 2854, Page 57, Register's Office for said County, and a portion of South 10th Street closed by Council Bill No. 62-279, described altogether according to a copy of a mortgage loan inspection made by John Kohl, Surveyor, dated September 20, 1978, as follows:

Said Lot and portion of South 10th Street, now closed, adjoin and front together 77.47 feet on the northerly margin of Lenore Street and extends back between lines, measuring 150 feet to a line in the rear on which it measures 77.3 feet, more or less.

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: 105-15-0-057.00

This is improved property known as 2169 Bransford Avenue, Nashville, Tennessee 37204, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 19, as shown on the map entitled Vine Hill Homes, of record in Plat Book 9700, Page(s) 870, 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 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: 082-05-0-074.00

This is improved property known as 1710 4th Avenue North, Nashville, Tennessee 37208, and more particularly described as follows:

Being Lot No. 32 on the Plan of Lots laid off by D.T. McGavock and recorded in Book 21, Page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 32 fronts 50 feet on the east side of Fourth Avenue North and runs back between parallel lines 174 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.