Prepared from information provided by the parties hereto without the benefit of title insurance or counsel or advice as to legal consequences or tax related matters. No title examination or settlement has been performed and Attorney Douglas L. Waterman shall not be responsible for any matter that could have been resolved by a title examination or legal and/or tax related counsel. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

ADDRESS NEW OWNER:	Artelia/Cherry Hills Property Trust 2156 Forge Ridge Cir Nashville, Tennessee 37217
SEND TAX BILLS TO:	SAME
MAP-PARCEL NUMBERS:	148-08-0-004.00
Prepared by:	Douglas L. Waterman, Attorney at Law, PLLC Dba Waterman Law Firm 4701 Trousdale Drive, Suite 211 Nashville Tennessee 37220

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One and No/100 Dollars ($1.00) This Deed, Made this ___th day of January, 2024 by and between YEN TAN and wife, HOANG AI TRAN, "Grantor(s)" convey unto the ARTELIA/CHERRY HILLS PROPERTY TRUST, dated January 4, 2024 , HOANG AI TRAN, Trustee, "Grantee," including all their rights, title and interest in said property and the following described real estate, to-wit:

Land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled the plan of Oakwood Terrace, Section I, of record in Book 4480, Page 54 and 55, Register's Office for Davidson County, Tennessee, to which plan reference is hereby mad for a more complete and accurate legal description.

Being the same property conveyed to VAN A. BROWN AND WIFE, ELLEN G. BROWN, by deed from EDWIN E. ATWOOD AND WIFE, GRACE VAUGHN ATWOOD, of record in Book 5137, Page 770, dated April 15, 1977, in said Register's Office.

BEING the same property conveyed to YEN TAN, and HOANG AI TRAN, husband and wife, by Warranty Deed from Van A. Brown, Sr., and wife Ellen G. Brown woman, of record as Instrument No. 20150202-0009349, Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises

This is improved property known as 4595 Artelia Drive, Antioch, TN 37013

Karen Johnson
Batch # 1109049
03/08/2024 02:01:10 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240308-0016377

WITNESS my hand and seal on this 4 th day of January, 2024

Yen Tran
YEN TAN

Hoang Ai Tran
HOANG AI TRAN

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for said County and State, personally appeared YEN TAN, and wife, HOANG AI TRAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged themselves to be the Grantor(s) and that they as such executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, this the 4 th day of January, 2024.

Diane T. Waterman
Notary Public

My Commission Expires: May 5, 2025

DIANE T. WATERMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1.00

Affiant: Yen Tran

Affiant: Hoang Ai Tran

Signed before me, witness my hand and official seal.
This 4 th day of January, 2024.

r

Diane T. Waterman
Notary Public

My Commission Expires: May 5, 2025

DIANE T. WATERMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025