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:	150 01 0 279.00
Prepared by:	Douglas L. Waterman, Attorney at Law, PLLC Dba Waterman Law Firm 4701 Trousdale Drive, Suite 211 Nashville Tennessee 37220

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

20240308-0016378

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 No. 303, on the plan Cherry Hills, Section 6, of record in Book 4300, Page 176, Register's Office for said County.

Said Lot No. 303 fronts 80 ft on the northeasterly margin of Cherry Hills Drive and extends back between parallel lines 152 feet to a dead line.

Being the same property conveyed to Irene W. Harber, a single person by Deed dated October 16, 1984 from David L. Johnson and wife, Faye Johnson, recorded October 23, 1984, in Book 6409, Page 129, in the Official Records of Davidson County, Tennessee. The said Irene W. Harber having since died intestate October 10, 2003. Affidavit of Heirship of record in Instrument No. 20070511-0056607, said Register's Office. Additional Affidavits of Heirship of record in Instrument No. 201809060088218 and Instrument No. 201809060088219 in said Register's Office, being recorded simultaneously herewith.

BEING the same property conveyed to YEN TAN, and HOANG AI TRAN, husband and wife, by Warranty Deed from Vicki Borowski Jones, a married woman, of record as Instrument No. 20180906-0088220, 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 2920 Cherry Hills Drive, Antioch, TN 37013

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

Yen Tan
YEN TAN
Hoang 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 Tan

Affiant: Hoang 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