Prepared By:
Ms. Annie Chen
901 Los Lomas Way
Nolensville, Tennessee 37135

After Recording Return To:
400 Properties, LLC
901 Los Lomas Way
Nolensville, Tennessee 37135

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 100
Affiant
Subscribed and sworn before me this the
13 Day of March, 2024.
Julia Rivera, Deputy Register

TAX PARCEL ID #: 10515001400

QUIT CLAIM DEED

BE IT KNOWN BY ALL, that Ms. annie chen *("Grantor")* , **whose address is** 901 Los Lomas Way, Nolensville, Tennessee 37135, hereby ***REMISES, RELEASES AND FOREVER QUITCLAIMS TO*** 400 Properties, LLC *("Grantee")* , a/an Tennessee company, **whose address is** 901 Los Lomas Way, Nolensville, Tennessee 37135, all right, title, interest and claim to the following real estate property located at 400 Craighead Street in the City/Township of Nashville, located in the County of Davidson and State of Tennessee and ZIP code of 37204, to-wit:

Property having Lot No. , with the Section No. , and having the following description: Land in Davidson County, Tennessee, and described
according to an unrecorded survey dated October 20, 1982, prepared by William M. Keel, Tennessee Registered Land Surveyor No. 990.. See exhibit A

FOR VALUABLE CONSIDERATION, in the amount of $100.00 dollars, given in hand, and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged.

BE IT FURTHER KNOWN, that this transfer shall be effective as of 02/02/2024, and that the Grantor makes no promises as to ownership of title to the above-referenced Property, but simply agrees to transfers whatever interest the Grantor has in it to the Grantee.

~~***TO HAVE AND TO HOLD*** all of Grantor's right, title and interest in and to the above described Property is hereby transferred unto the Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof.~~ a.c.

Karen Johnson
Batch # 1110792
03/13/2024 11:26:48 AM
Fees: $23.00 Taxes: $0.37
Davidson County
DEEDQC
4 pgs
20240313-0017387

(Grantor's or Authorized Representative's Signature)
annie chen

(Grantee's or Authorized Representative's Signature)
Annie Chen
Managing Member of 400 Properties, LLC

Signed in our presence:

(Witness #1 Signature)

Janet Weisenauer
(FIRST WITNESS NAME TYPED)

(Witness #2 Signature)

LaDynah Brown
(SECOND WITNESS NAME TYPED)

Grantee's Address:

Annie Chen
Managing Member
400 Properties, LLC
901 Los Lomas Way
Nolensville, Tennessee 37135

Grantor's Address:

Ms. Annie Chen

901 Los Lomas Way
Nolensville, Tennessee 37135

Mail Subsequent Tax Bills To:
400 Properties, LLC
901 Los Lomas Way
Nolensville, Tennessee 37135

STATE OF TENNESSEE)
) **SS.**
COUNTY OF DAVIDSON)

The foregoing Quit Claim Deed was acknowledged before me on March 12, 2024 by Ms. annie chen, who is personally known to me or who has produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed.

IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of:

(Signature of Notary)

Cameron Cagle

(Printed Notary Name) Davidson, Tennessee

My Commission expires: 10/16/2027



Box 29

Exhibit A

Karen Johnson Davidson County
Batch# 284326 DEEDWARR
09/11/2019 12:59:52 PM 5 pgs
Fees: $28.00 Taxes: $4,440.00
[redacted]
20190911-0091973

21829
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

Address New Owner(s):
Annie Chen
460A Craighead Street
Nashville, TN 37204

Send Tax Bills to:
New Owner

Map/Parcel: 10515001400

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Cynthia P. Sewell; Anna Kate C. Stallings; Equitable Trust Company as Trustee of the Augustus Stanford Cannon Trust u/a dated March 2, 2015; Equitable Trust Company as Trustee of the Emmaline Maeve Cannon Trust u/a dated March 2, 2015, and Pendleton Square Trust Company as Successor Trustee of the James Isaac Cannon Trust u/a dated March 2, 2015, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey all my interest unto Annie Chen, an unmarried woman, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, and described according to an unrecorded survey dated October 20, 1982, prepared by William M. Keel, Tennessee Registered Land Surveyor No. 990, as follows:

Beginning at an iron pin in the westerly margin of Bransford Avenue and in the southeastern corner of certain property conveyed to Robert D. Bango and wife, Mildred L. Bango by deed of record in Book 6021, page 388, Register's Office for Davidson County, Tennessee (the "Bango Property"); thence along the westerly margin of Bransford Avenue, South 20 deg. 38 min. East 46.4 feet to a point; thence continuing along the westerly margin of Bransford Avenue in a slight curve to the east having a Radius of 811.37 feet and a distance of 249.0 feet to a point; thence continuing along the westerly margin of Bransford Avenue, South 38 deg. 13 min. East 119.55 feet to a point; thence South 24 deg. 53 min. 30 sec. West 46.10 feet to a point in the northerly margin of Craighead Avenue; thence North 87 deg. 53 min. West 262.97 feet to an iron pin; thence North 3 deg. 23 min. West 358.33 feet to an iron pin in the southwestern corner of the Bango Property; thence, along the southerly line of the Bango Property, North 73 deg. 47 min. 44 sec. East 93.35 feet to the point of beginning. This parcel containing approximately 1.7347 acres, more or less.

BEING the same property conveyed to Mary L. Poteat and Hayes M. Beard, Jr., Co-Trustees under the Will of Malcolm S. Poteat, deceased, by deed of record in Book 6105, page 856, Register's Office for Davidson County, Tennessee. The said Mary L. Poteat has since died. Under the terms of the Will of Malcolm S. Poteat, Sylvia P. Cannon and Cynthia P. Sewell succeeded Mary L. Poteat as Co-Trustees of the Trust upon Mary L. Poteat's death.

The said Hayes M. Beard, Jr., Sylvia P. Cannon and Cynthia P. Sewell, Co-Trustees under the Will of Malcolm S. Poteat, conveyed all interest to Cynthia P. Sewell and Sylvia P. Cannon, as equal tenants-in-common, by Quitclaim Deed dated 10/12/2004 and filed at Instrument 20041230-0154977, Register's Office, Davidson County, Tennessee.

The said Claiborne K. McLemore, III, Administrator of the Estate of Sylvia P. Cannon, Docket No. 05P-114, Seventh Circuit Court, Probate Division, Davidson County, TN,