Prepared by Junping " Lilly "Chen
636 Grassmere Park Suite 130
Nashville TN 37211

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollars cash in hand paid by the herein GRANTEE, and other good an valuable consideration , the receipt and sufficiency if which are hereby acknowledged. Lee Anna Chen, Trustee of L.A. Trust, herein called "GRANDOR", by these presents, to hereby quitclaim and convey unto Lee Anna Chen, unmarried herein called "GRANTEE", her successors,heirs and assigns all of her rights,title and interests in and to a certain of parcel of land in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit A, on the plan of Keeley Court Condominiums, as established under Master Deed of record in Book 10533, page 390, Register's office for Davidson county, Tennessee, to which plan reference is hereby made for a more complete description.
Being a portion of the sane property conveyed to Lee Anna Chen Trust by QUICLAIM DEED from Lee Anna Chen, dated September 5,2023, of record in Instrument No. 20230905-0069600, in the Register's Office for Davidson County, Tennessee.
Property Address Known As: 908 Keeley Court, Nashville TN 37211

Karen Johnson Davidson County
Batch # 1169221 DEEDQC
08/14/2024 12:36:57 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240814-0062153

Sent Tax Bill To : Lee Anna Chen
Owner P.O.Box 10823
1060 Hogan Dr
Conway AR 72034

WITNESS my/our hand(s) this 13th day of August, 2024.

Lee Anna Chen Trust by Lee Anna Chen

STATE OF CALIFORNIA COUNTY OF SAN FRANCISCO

Personally appeared before me, a Notary public of said County and State, Lee Anna Chen, the within named Grantor, with whom I am personally acquained(or Proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the wthin instrument for the purposes therin contained.

Witness my hand and official seal at office on this 13th day of August, 2024.

MY COMMISSION EXPIRES 23rd day of DECEMBER 2025

NOTARY'S SEAL

OUD SAPPRASERT O'BRIEN
NOTARY PUBLIC

OUD SAPPRASERT O'BRIEN
Notary Public • California
San Francisco County
Commission # 2384567
My Comm. Expires Dec 23, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Lilly Chen, Affiant
Subscribed and sworn before me this the
14 Day of August, 2024
Brandi Wen, Deputy Register

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT** **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )
County of San Francisco )

On 08/13/2024 (Date) before me, OUD SAPPRASERT O'BRIEN, NOTARY PUBLIC (Here Insert Name and Title of the Officer),

personally appeared LEE ANNA CHEN (Name(s) of Signer(s)),

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

OUD SAPPRASERT O'BRIEN
Notary Public - California
San Francisco County
Commission # 2384567
My Comm. Expires Dec 23, 2025

Signature _____
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

*Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**
Title or Type of Document: Quitclaim Deed
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

**Capacity(ies) Claimed by Signer(s)**

| | |
|---|---|
| Signer's Name: _____ | Signer's Name: _____ |
| ☐ Corporate Officer — Title(s): _____ | ☐ Corporate Officer — Title(s): _____ |
| ☐ Partner — ☐ Limited ☐ General | ☐ Partner — ☐ Limited ☐ General |
| ☐ Individual ☐ Attorney in Fact | ☐ Individual ☐ Attorney in Fact |
| ☐ Trustee ☐ Guardian or Conservator | ☐ Trustee ☐ Guardian or Conservator |
| ☐ Other: _____ | ☐ Other: _____ |
| Signer Is Representing: _____ | Signer Is Representing: _____ |

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