Karen Johnson
Batch # 1207955
11/22/2024 12:29:06 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20241122-0091505

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 FENG TRISH BLACKBURN, AFFIANT Subscribed and sworn to before me, this 18th day of November 2024. 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

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
FENG T. BLACKBURN, TRUSTEE 288 Green Road Beechgrove, TN 37018	New Owner	Map and Parcel No.: 135-14-0C-047.00

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, Feng Trish Blackburn, ("Grantor") do hereby quitclaim, transfer and convey unto Feng T. Blackburn, Trustee of the Feng Chen Revocable Trust, created September 24, 2024, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 521 Titan Court, Antioch, Tennessee 37013, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Number 47 on the Plan of Ransom Village, of record in Book 7900, pages 833 and 834, Register's Office, Davidson County, Tennessee, reference to which is hereby made for a more complete and accurate description.

Being the same property conveyed to Feng Trish Blackburn from Fannie Mae A/K/A Federal National Mortgage Association by Special Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20110110-0002649.

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, Grantor has executed this instrument on this the 18th day of November 2024.

Feng Trish Blackburn, Grantor

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 **Feng Trish Blackburn**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 18th day of November 2024.

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