Karen Johnson Davidson County
Batch# 1240305 DEEDQC
02/24/2025 02:44:30 PM 9 pgs
Fees: $47.00 Taxes: $0.00
20250224-0013594

QUITCLAIM DEED

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater for this transfer is $0.00.

Affiant

Subscribed and sworn to before me
This 24th day of February, 2025.

Notary Public

My Commission Expires: 11-3-26

TRENT NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner is:	Tax Bill To:	Map/Parcel
Mosaic Properties, LLC 425 Cardel Lane Franklin, TN 37064	New Owner	**Tract I [081-07-0-527.00]** **Tract II [081-07-0-430.00]** **Tract III [81-06-0-346.00]** **Tract IV [059-00-0-050.00]** **Tract V [081-11-0-187.00]** **Tract VI [082-03-0-454.00]** **Tract VII [119-11-0-058.00]** **Tract VIII [034-13-0-145.00]** **Tract IX [119-14-0-0-107.00]** **Tract X [133-01-0-124.00]** **Tract XI [133-01-0-234.00]** **Tract XII [071-15-0-436.00]** **Tract XIII [081-15-0-305.00]** **Tract XIV [119-01-0-385.00]** **Tract XV [034-13-0-099.00]**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **Sydney Sy-Yeu Chen, Trustee of the CKA Revocable Trust u/a/d 4/30/2018** (hereinafter referred to as "Grantor") does hereby quitclaim and convey unto **Mosaic Properties, LLC, a Tennessee Limited Liability Company,** (hereinafter referred to as the "Grantee"), all of

her interest in the following described parcel of real estate located in Davidson County, Tennessee:

Tract I [081-07-0-527.00]

Being the north 30 feet of Lot No. 21 and the south 10 feet of Lot No. 22 on the Map of Subdivision of Lot No. 1 in Woodards Plan, as of record in Book 57, Page 83, Register's Office for Davidson County, Tennessee.

Said parts of lots front 40 feet on the westerly side of 10th Avenue North, formerly Maple Street, and runs back between parallel lines 174 feet to the easterly margin of an alley, now called Owen Street.

Being the same property conveyed to Sydney S. Chen, Trustee of the CKA Revocable Trust u/a/d 04/30/2018, by Quitclaim Deed from Sydney S. Chen, unmarried, in record of Instrument No. 20180703-0064600, Register's Office of Davidson County, Tennessee.

This property is commonly known as: 1813 10th Avenue North, Nashville, TN 37208.

Tract II [081-07-0-430.00]

Land in Davidson County, Tennessee, being Lot No. 30 on the Map of Williams and Valentino's subdivision of Lot Nos. 3 and 4 of the Thomas Woodard Property, as of record in Plan Book 2, Page 33, Chancery Court at Nashville.

Said Lot No. 30 fronts 50 feet on the westerly side of 11th Avenue North, formerly Woodard Avenue, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Sydney S. Chen, Trustee of the CKA Revocable Trust u/a/d 04/30/2018, by Quitclaim Deed from Sydney S. Chen, unmarried, in record of Instrument No. 20180703-0064600, Register's Office of Davidson County, Tennessee.

This property is commonly known as: 1919 11th Avenue North, Nashville, TN 37208.

Tract III [81-06-0-346.00]

Being the northerly 14 feet of the easterly 150 feet of Lot No. 1, and the easterly 150 feet of Lot No. on the Plan of Subdivision of the Wesley Hyde Property, of record in Minute Book 66, Page 15, Chancery Court for Nashville, Tennessee.

Said parts of said lots adjoin and front together 62 feet on the westerly side of 23rd Avenue North (formerly known as Bosley Street) and runs back between parallel lines 150 feet to a dead line on which it measures 62 feet.

Being the same property conveyed to Sydney S. Chen, Trustee of the CKA Revocable Trust u/a/d 04/30/2018, by Quitclaim Deed from Sydney S. Chen, unmarried, in record of Instrument No. 20180703-0064600, Register's Office of Davidson County, Tennessee.

This property is commonly known as: 2105 23rd Avenue North, Nashville, TN 37208.

Tract IV [059-00-0-050.00]

Land in Davidson County, Tennessee, being in the 13th Civil District of Davidson County, Tennessee, as follows:

beginning at a point of the easterly margin of Buena Vista Pike 420 feet northerly from the corner of the Laura Fisher Tract; thence with the easterly margin of said Pike 410.2 feet to a point; thence at right angles to said pike North 64 degrees 45 minutes East some 113+ feet to the corner of Whites Creek; thence down said creek South 44 degrees East some 432 feet more or leeds to a point in the center of said creek; thence South 68 degrees 20 minutes West some 167 feet to the point of beginning, containing some 1.2 acres.

Included in the above description but expressly excluded therefrom:

Beginning at the point of intersection of the existing east margin of Buena Vista Pike and the south boundary of the Charles Saad, et ux property; thence with said boundary north 65 degrees 26 minutes 32 seconds east 106.16 feet to a point; thence with the west Greenland Partners Property (1) south 16 degree 31 minutes 19 seconds east 171.52 feet, (2) south 40 degrees 16 minutes 19 seconds east 123.86 feet to a point; thence with the proposed south margin of State Route 155 south 88 degrees 09 minutes 29 seconds west 126.12 feet to a point; thence with said existing margin northerly 242 feet, more or less to the point of beginning and containing 0.57 acres, more.

Being the same property conveyed to Sydney S. Chen, Trustee of the CKA Revocable Trust u/a/d 04/30/2018, by Quitclaim Deed from Sydney S. Chen, unmarried, in record of Instrument No. 20180703-0064600, Register's Office of Davidson County, Tennessee.

This property is commonly known as: 4946 Buena Vista Pike, Nashville, TN 37218.

Tract V [081-11-0-187.00]

Land in Davidson County, Tennessee, being part of Lot No. 401 McGavock Wetmore, and others Second Addition to Nashville, called the Town of McGavock, a plan of which is of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee and more particularly described as follows:

Beginning at a point in the easterly margin of 18th Avenue North 32 feet, more or less, southerly from the southerly margin of Wheless Street, thence Easterly in a straight line 110.3 feet, more or less, to a point in a deed line, 31.6 feet more or less, from the southerly

margin of said Wheless Street; thence in a southerly direction, with said deadline 27.9 feet more or less, to a point; thence easterly 59.4 feet, more or less to the westerly margin of an alley, then southerly with the westerly margin of said alley, 12.6 feet, to a point in the westerly margin of said alley; thence westerly and parallel with the line between lot Nos. 401 and 402 on said plan, 180.2 feet, more or less, to the easterly margin of said 18th Avenue North; thence northerly with the easterly margin of said avenue, 44 feet, more or less to the beginning.

Being the same property conveyed to Sydney S. Chen, Trustee of the CKA Revocable Trust u/a/d 04/30/2018, by Quitclaim Deed from Sydney S. Chen, unmarried, in record of Instrument No. 20180703-0064600, Register's Office of Davidson County, Tennessee.

This in an improved property commonly known as: 1636 Dr. D.B. Todd Blvd., Nashville, TN 37208.

Tract VI [082-03-0-454.00]

Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of Sharpe and Crutcher's Addition to East Nashville, of record in Plat Book 57, Page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sydney S. Chen, Trustee of the CKA Revocable Trust u/a/d 04/30/2018, by Quitclaim Deed from Sydney S. Chen, unmarried, in record of Instrument No. 20180703-0064600, Register's Office of Davidson County, Tennessee.

This is an improved property commonly known as: 1017 Lischey Avenue, Nashville, TN 37207.

Tract VII [119-11-0-058.00]

Land in Davidson County, Tennessee, being Lot No. 70 on the Map of Mashburn Heights, as of record in Book 1835, Page 1, Register's Office for Davidson County, Tennessee, to which plan of reference is hereby made.

Being the same property conveyed to Sydney S. Chen, Trustee of the CKA Revocable Trust u/a/d 04/30/2018, by Quitclaim Deed from Sydney S. Chen, unmarried, in record of Instrument No. 20180703-0064600, Register's Office of Davidson County, Tennessee.

This is an improved property commonly known as: 2707 Mashburn Road, Nashville, TN 37210.

Tract VIII [034-13-0-145.00]

A tract or parcel of land situated in the 11th Civil District of Davidson County, Tennessee, more particularly described as follows, to-wit:

Being Lot No. 11 of Block "C" on the Plan of East Lawn, as shown on plat of record in Plat Book 547, Page 153 and 154, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Sydney S. Chen, Trustee of the CKA Revocable Trust u/a/d 04/30/2018, by Quitclaim Deed from Sydney S. Chen, unmarried, in record of Instrument No. 20180703-0064600, Register's Office of Davidson County, Tennessee.

This is an improved property commonly known as: 112 McKinley Street, Madison, TN 37115.

Tract IX [119-14-0-0-107.00]

Land in Davidson County, Tennessee, being Lot No. 1, Block A, as shown on the map entitled Woodbine Courts, Part 1, of record in Plat Book 1130, Page 39, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sydney S. Chen, Trustee of the CKA Revocable Trust u/a/d 04/30/2018, by Quitclaim Deed from Sydney S. Chen, unmarried, in record of Instrument No. 20180703-0064600, Register's Office of Davidson County, Tennessee.

This is an improved property commonly known as: 304 Morton Avenue, Nashville, TN 37211.

Tract X [133-01-0-124.00]

A certain parcel or tract of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 88 on the Map of Patterson's Subdivision of Maple Hill, as of record in Book 332, Page 75, Register's Office for Davidson County, Tennessee.

Said Lot No. 88 fronts 55 feet on the southerly side of Patterson Street and runs back between parallel lines, 161.5 feet on the west line and 161.1 feet on the east line, to an alley.

Being the same property conveyed to Sydney S. Chen, Trustee of the CKA Revocable Trust u/a/d 04/30/2018, by Quitclaim Deed from Sydney S. Chen, unmarried, in record of Instrument No. 20180703-0064600, Register's Office of Davidson County, Tennessee.

This is an improved property commonly known as: 421 Patterson Street, Nashville, TN 37211.

Tract XI [133-01-0-234.00]

Being Lot No. 267 on the Map of Sunrise Heights of record in Book 421, Page 46, Register's Office for Davidson County, Tennessee.

Said Lot fronts 50 feet on the northerly side of Raymond Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Sydney S. Chen, Trustee of the CKA Revocable Trust u/a/d 04/30/2018, by Quitclaim Deed from Sydney S. Chen, unmarried, in record of Instrument No. 20180703-0064600, Register's Office of Davidson County, Tennessee.

This is an improved property commonly known as: 516 Raymond Street, Nashville, TN 37211.

Tract XII [071-15-0-436.00]

Land in Davidson County, Tennessee, being the northerly 33 feet of Lot 107, and the southerly 17 feet of Lot 108, on the Plan of Share & Horns 1st Addition to Northeast Nashville, of Record in Book 57, Page 152, Register's Office for Davidson County, Tennessee.

Said parts of Lot 107 and 108 front together 50 feet more or less, on the westerly margin of Stainback Avenue and extends back between parallel line 167.5 feet, more or less, to an alley.

Being the same property conveyed to Sydney S. Chen, Trustee of the CKA Revocable Trust u/a/d 04/30/2018, by Quitclaim Deed from Sydney S. Chen, unmarried, in record of Instrument No. 20180703-0064600, Register's Office of Davidson County, Tennessee.

This is an improved property commonly known as: 1208 Stainback Avenue, Nashville, TN 37207.

Tract XIII [081-15-0-305.00]

Being Lot No. 38 on the Manlove Addition to North Nashville, of record in the Register's Office for Davidson County, Tennessee.

Said Lot No. 38 fronts 50 feet on the south side of Underwood Street and extends back between parallel lines to an alley, the east line being 178.8 feet and the west line being 174.7 feet in length.

Being the same property conveyed to Sydney S. Chen, Trustee of the CKA Revocable Trust u/a/d 04/30/2018, by Quitclaim Deed from Sydney S. Chen, unmarried, in record of Instrument No. 20180703-0064600, Register's Office of Davidson County, Tennessee.

This is an improved property commonly known as: 1717 Underwood Street, Nashville, TN 37208.

Tract XIV [119-01-0-385.00]

Land in Davidson County, Tennessee, being Lot No. 50, on the Plan of Overhill City & W.H. Fox Subdivision, of record in Book 332, Page 21, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sydney S. Chen, Trustee of the CKA Revocable Trust u/a/d 04/30/2018, by Quitclaim Deed from Sydney S. Chen, unmarried, in record of Instrument No. 20180703-0064600, Register's Office of Davidson County, Tennessee.

This is an improved property commonly known as: 322 Valeria Street, Nashville, TN 37210.

Tract XV [034-13-0-099.00]

Land in Davidson County, Tennessee, being lot No. 9 of Block "B" Eastlawn Subdivision, of record in Plat Book 547, Page 153, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Said Lot No. 9 fronts 50 feet on the south side of Wellworth Street or Avenue and extends back between parallel lines 120 feet to a deadline in the rear.

Being the same property conveyed to Sydney S. Chen, Trustee of the CKA Revocable Trust u/a/d 04/30/2018, by Quitclaim Deed from Sydney S. Chen, unmarried, in record of Instrument No. 20180703-0064600, Register's Office of Davidson County, Tennessee.

This is an improved property commonly known as: 118 Welworth Street, Madison, TN 37115.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 24th day of February, 2025.

Sydney S. Chen, Trustee of the CKA Revocable Trust

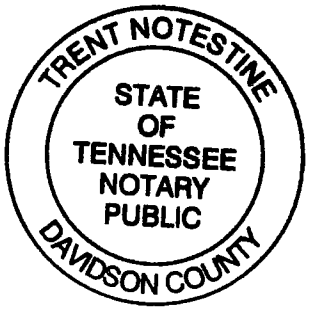
STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, **Sydney S. Chen, Trustee for CKA Revocable Trust,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Trustee for CKA Revocable Trust**, and as such **Trustee** acknowledged the he is authorized to execute the foregoing instrument on behalf of **CKA Revocable Trust,** the within named bargainor, and that he as such **Trustee,** executed the foregoing instrument for the purpose therein contained, by signing the name **Sydney S. Chen as Trustee.**

WITNESS my hand and official seal at Nashville, Tennessee, this 24th **day of February, 2025.**

Notary Public

My Commission Expires: 11/03/2026



Certificate of Authenticity

I, Robert J. Notestine III, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 2.24.25.

AFFIANT SIGNATURE

2.24.25
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 24th day of February, 2025.

NOTARY'S SIGNATURE

My Commission Expires: 11/03/2025

Notary's Seal:

ROBERT J. NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY