Karen Johnson
Batch # 1240380
02/25/2025 08 51 10 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250225-0013689

THIS INSTRUMENT WAS PREPARED BY:
Angello L. Huong, Attorney at Law
435 Park Avenue
Lebanon, TN 37087

PARCEL ID#: 131-10-0-033.00

ADDRESS NEW OWNER: LIEN PROPERTY MANAGEMENT, LLC
9400 ASHFORD PLACE
BRENTWOOD, TN 37027
ADDRESS MORTGAGEE: N/A
SEND TAX BILL TO: New Owner
PROPERTY: (X) IMPROVED; ( ) UNIMPROVED

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR AND 00 CENTS ($1.00), cash in hand paid, and other valuable consideration, the receipt of which is hereby acknowledged, I, JOSHUA WEI CHUN LIEN, have this day bargained and sold, and by these presents do hereby transfer and convey unto LIEN PROPERTY MANAGEMENT, LLC, a Tennessee Limited Liability Company, their heirs and assigns, the following described tract or parcel of land located in Davidson County, Tennessee, together with all improvements and appurtenances thereunto belonging, being more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 120 on the Plan of Section Two, Seven Hills, of record in Plat Book 2663, Page 40, in the Register's Office for Davidson County, Tennessee.
>
> Said lot fronts 150 feet on the South side of Harding Place and runs back between lines, 210 feet on the Westerly line and 280 feet on the Easterly line to a dead line in the rear, which is a broken line, on which it measures 184.8 feet.
>
> DEED REFERENCE: Being the same property conveyed by *Quitclaim Deed* dated December 31, 2019 from LIEN PROPERTY MANAGEMENT, LLC to JOSHUA WEI CHUN LIEN and of record in Instrument No. 20200106-0001446, Register's Office of Davidson County, Tennessee.

This is improved property is otherwise more commonly known as 1513 Harding Place, Nashville, Davidson County, Tennessee 37215.

This transfer is subject to any and all visible easements and restrictions as well as any easements and restrictions of record; subject to any applicable zoning and health department rules

and regulations; and subject to the detail of and to all easements, restrictions, setback lines, liens, encumbrances, and other conditions as shown of record, or which may be revealed by a physical inspection of the property.

POSSESSION shall be as of date of deed.

WITNESS MY HAND HERETO, this 15th day of February, 2025.

JOSHUA WEI CHUN LIEN, GRANTOR

STATE OF TENNESSEE)
COUNTY OF Wilson)

Personally appeared before me, the undersigned authority, a notary public in and for said state and county, the within named **JOSHUA WEI CHUN LIEN**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged to me the execution of the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this 15th day of February, 2025.

NOTARY PUBLIC

ANGELLO L HUONG STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

MY COMMISSION EXPIRES: 9/28/2026

STATE OF TENNESSEE)
COUNTY OF Wilson)

The actual consideration or value, whichever is greater, for this transfer is ZERO DOLLARS AND NO CENTS ($0.00).

AFFIANT

JAMES R. STALLINGS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Subscribed and sworn to before me, this 15th day of February, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/25/26