Karen Johnson
Batch # 1240380
02/25/2025 08 51 10 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250225-0013690

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

PARCEL ID#: 143020A02100CO

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, We, JOSHUA LIEN and wife HSIANG YUN LIN, 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. 21 on the Plan of Harpeth Trace Estates, Section Three, of record in Book 5200, Pages 751-753, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> DEED REFERENCE: Being the same property conveyed by *Warranty Deed* dated August 22, 2012 from DAVID W. HOUSTON, IV and wife KARA L. HOUSTON to JOSHUA LIEN and wife HSIANG YUN LIN and of record in Instrument No. 20120822-0075561, Register's Office of Davidson County, Tennessee.

This is improved property is otherwise more commonly known as 552 Harpeth Trace Drive, Nashville, Davidson County, Tennessee 37221.

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 LIEN, GRANTOR

HSIANG YUN LIN, 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 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.

Angello L Huong
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/28/2026

ANGELLO L. HUONG STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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 **HSIANG YUN LIN**, 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.

Angello L Huong
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/28/2026

ANGELLO L. HUONG STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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).

Angella Li Ing
AFFIANT

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/22/26

