This instrument prepared by
DLO TITLE, LLC
101 SE Parkway Court, Suite 220
Franklin, TN 37064

Karen Johnson Davidson County
Batch # 1244531 DEEDQC
03/10/2025 09 51 18 AM 2 pgs
Fees $12 00 Taxes $0 00

20250310-0017707

STATE OF MARYLAND
COUNTY OF BALTIMORE
The actual consideration for this transfer is $ 0

Michael Chen
Affiant

Notary public
Commission expires: June 11, 2028

Paul Eunzoon Yang
NOTARY PUBLIC
HOWARD COUNTY
STATE OF MARYLAND
Commission Expires June 11, 2028

This Instrument was prepared by information provided by the parties with no title examination being made, and the parties hereto hold DLO Title, LLC, its members, employees, attorneys, and assigns harmless from any and all liability in connection herewith.

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL:**
MCHG Properties LLC c/o Tennessee Registered Agent LLC 116 Agnes Road, Suite 200 Knoxville, TN 37919	SAME	**11910007400**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10 00) cash in hand paid by Grantee to Grantor, the receipt of which is hereby acknowledged, **Michael v. Chen ("Grantor")** by these presents, does hereby quitclaim and convey unto **MCHG Properties LLC,** a Tennessee limited liability company **("Grantee"),** its successors and assigns, all of Grantor's right, title and interest in and to the following described property in **DAVIDSON** County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Hidden Acres, Second Addition of record in Plat Book 2083, Page 79, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael V. Chen, unmarried, by Warranty Deed from Brenda B. Johnson, unmarried, as surviving tenant by the entirety of record in Instrument No. 20200207-0014453, Register's Office for Davidson County, Tennessee.

Subject to such limitations, restrictions and encumbrances as affect the premises.

This is improved property known as **127 Rolynn Drive, Nashville, TN 37210.**

WITNESS MY HAND this 19th day of February, 2025.

Grantor:

Michael V. Chen

STATE OF MARYLAND
COUNTY OF BALTIMORE

Personally appeared before me, the undersigned, a Notary Public for said State, **Michael V. Chen**, the within named Grantor with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged he executed the foregoing instrument for the purposes therein contained

Witness my hand this 19th day of February, 2025.

NOTARY PUBLIC
My Commission Expires:

Paul Eunzoon Yang
NOTARY PUBLIC
HOWARD COUNTY
STATE OF MARYLAND
My Commision Expires June11 2028