BOX 10-A

Karen Johnson Davidson County
Batch # 1296788 DEEDQC
07/11/2025 10:45:24 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250711-0054664

This Instrument Prepared By and Return to:
Joseph White
7111 Red Maple Ct.
Fairview, TN 37062

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
JC&LU L.L.C. 816 Cherry Laurel Ct. Nashville, TN 37215	New Owner	148-14-0-032.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **Jianchun Chen and Lu Chen, Husband and Wife,** do hereby quitclaim and by these presents do transfer and convey all of our right, title and interest unto **JC&LU L.L.C., a Tennessee Limited Liability Company,** to the following tract of land in Davidson County, Tennessee described as follows:

Being Lot No. 26 on the Map of Blanchard Heights, as of record in Plat Book 2663, page 62 and 63, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jianchun Chen and Lu Chen, Husband and Wife by Warranty deed from Kelly Dean Mills, married, of record in Instrument No. 20220429-0049948, Register's Office for Davidson County, Tennessee.

Being also known as 3951 Keeley Drive, Nashville, Tennessee 37211

Witness my hand this 10th day of July, 2025

JIANCHUN CHEN

LU CHEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Jianchun Chen and Lu Chen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of July, 2025.

Commission expires:

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 28, 2029
COUNTY OF WILLIAMSON

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the ____ day of July, 2025.

Notary Public

Commission expires:

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 28, 2029
COUNTY OF WILLIAMSON