Karen Johnson Davidson County
Batch# 1350526 DEEDQC
11/25/2025 08:20:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251125-0093814

THIS INSTRUMENT PREPARED BY: ***Yvette L. Meldrum, Attorney at Law*** **Mid-State Title & Escrow, Inc.** *Royal Oaks Trade Center* *128 Holiday Court, Suite 125* *Franklin, TN 37067* *(615) 790-3156* This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax-related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, Inc. shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax-related counsel. **This Instrument is to be treated as a Quitclaim Deed under T.C.A. § 67-4-409(a)(1)(D), as amended.** 2025-1481	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* Sworn to and subscribed to before me this 21 day of Nov. 2025. *Notary Public* *My commission expires:* 1.21.29

JAMES K STERLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Name and Address of New Owner:
Heritage Estate LLC
828 Willoughby Ave
Brooklyn, NY 11206

Send Tax Bills To:
New Owner

Street Address of Subject Property:	**Parcel ID:**
1709 & 1711 Westchester Drive Nashville, TN 37207	050-03-0-017.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Eric Chen, an unmarried man and Man Lee, an unmarried woman,** hereinafter called "**GRANTORS,**" hereby conveys and quitclaims unto **Heritage Estate LLC** hereinafter called "**GRANTEE,**" their heirs and assigns, all of their right, title and interest, if any, in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of Section III, Willow Creek of record in Plat Book 5200, Page 631, 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 Sacramento Properties, LLC by Warranty Deed from J. Word Properties, LLC of record in Instrument No. 20160602-0055487 Register's Office for Davidson County, Tennessee, dated May 31, 2016 and recorded on June 02, 2016.

Said Warranty Deed contained an error in the spelling of the Grantee's name. The correct spelling for the Grantee is Sacramento Properties LLC.

Being the same property conveyed to Eric Chen, an unmarried man and Man Lee, an unmarried woman, as Joint Tenants with Right of Survivorship by warranty deed of Sacramento Properties, LLC of record in Instrument #20250915-0073382, Register's Office, Davidson County, TN dated September 12, 2025, recorded September 15, 2025.

ERIC CHEN

Eric Chen

STATE OF New York
COUNTY OF Queens

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Eric Chen** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that they, the within named bargainor, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, this 2nd day of November, 2025.

LEILEI LIN
Notary Public, State of New York
No. 01LI6426105
Qualified in Queens County
Commission Expires December 6, 2025

NOTARY PUBLIC

My commission expires:_____

Man Lee

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Man Lee** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that they, the within named bargainor, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, this _____ day of _____, 2025.

NOTARY PUBLIC

My commission expires:_____

Being the same property conveyed to Eric Chen, an unmarried man and Man Lee, an unmarried woman, as Joint Tenants with Right of Survivorship by warranty deed of Sacramento Properties, LLC of record in Instrument #20250915-0073382, Register's Office, Davidson County, TN dated September 12, 2025, recorded September 15, 2025.

Eric Chen

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Eric Chen** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that they, the within named bargainor, executed the foregoing instrument for the purposes therein contained.

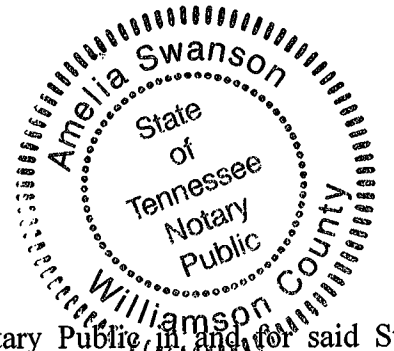
WITNESS my hand and seal at office, this _____ day of _____, 2025.

NOTARY PUBLIC

My commission expires: _____

Man Lee

STATE OF Tennessee
COUNTY OF Williamson



Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Man Lee** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that they, the within named bargainor, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, this 13th day of November, 2025.

NOTARY PUBLIC

My commission expires: 3-23-27

True Copy Certification

I, Yvette Meldrum, 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 Nov. 13, 2025.

Affiant Signature _____

NOV 21, 2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 21 day of Nov., 2025.

_____
Notary's Signature

MY COMMISSION EXPIRES: 1.21.25

JAMES K STERLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY