QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Melissa Jansen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF December, 2025.

Notary Public

MY COMMISSION EXPIRES: 3/10/29
(AFFIX SEAL)

LAUREN LARGENT
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson
Batch # 1361767
12/29/2025 09:40:43 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20251229-0102481

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

RUDY TITLE AND ESCROW
608 SHELBY AVENUE
NASHVILLE, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mosaic Properties, LLC, A Tennessee Limited Liability Company	**Same as New Owner**	
(NAME)	(NAME)	**105 15 0 057.00** **133 01 0 234.00** **119 01 0 385.00**
425 Cardel Ln.,		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HUNG CHEN AND ROSA CHEN, CO-TRUSTEES OF THE ICDIB IRREVOCABLE TRUST, CREATED AUGUST 22, 2023 AND MOSAIC PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **MOSAIC PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Parcel 1 (105 15 0 057.00):
Land in Davidson County, Tennessee, being Lot(s) 19, as shown on the map entitled SUBDIVISION OF THE VINE HILL HOMES FOR THE METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, of record in Plat Book 9700, Page(s) 870, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Hung Chen and Rosa Chen, Co-Trustees of the Icdib Irrevocable Trust, created August 22, 2023, by Quitclaim Deed from Sydney Sy-Yeu Chen, as Trustee ("Trustee") of the CKA Revocable Trust, dated April 30, 2018, of record in Instrument No. 20230911-0070801, in the Register's Office of Davidson County, Tennessee, dated September 06, 2023 and recorded on September 11, 2023.

Parcel 2 (133 01 0 234.00):
Being Lot No. 267 on the Map of SUNRISE HEIGHTS SECOND PLAN of record in Plat Book 421, Page 46, Register's Office for Davidson County, Tennessee.
Said Lot fronts 50 feet on the Northerly side of Raymond Street and runs back between parallel lines 150 feet to an alley.

Being part of the same property conveyed to Mosaic Properties, LLC, a Tennessee limited liability company, by Quit Claim Deed from Sydney Sy-Yeu Chen, Trustee of the CKA Revocable Trust u/a/d 4/30/2018, of record in Instrument No. 20250224-0013594, in the Register's Office of Davidson County, Tennessee, dated February 24, 2025 and recorded on February 24, 2025. (Value or consideration shown in aforementioned deed $0.00)

Parcel 3 (119 01 0 385.00):
Land in Davidson County, Tennessee, being Lot No. 50, on the Plan of OVERHILL CITY AND W.H. FOX SUBDIVISION OF BLOCKS NO. 14-15-16-20-21-29 AND 30 CUMBERLAND NURSERIES SUBD., of record in Plat Book 332, Page 21, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Mosaic Properties, LLC, a Tennessee limited liability company, by Quitclaim Deed from Sydney Sy-Yeu Chen, Trustee of the CKA Revocable Trust u/a/d 4/30/2018, of record in Instrument No. 20250224-0013594, in the Register's Office of Davidson County, Tennessee, dated February 24, 2025 and recorded on February 24, 2025.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **2169 Bransford Avenue, Nashville, Tennessee 37204**.

Witeness my/our hand(s) this the 18th day of December, 2025.

Mosaic Properties, LLC

BY: _____
Sydney S Chen
Sole Member

Hung Chen And Rosa Chen, Co- Trustees Of The Icdib Irrevocable Trust, Created August 22, 2023

BY: _____
Hung Chen
Co-Trustee

BY: _____
Rosa Chen
Co-Trustee

LAWRENCE TAYLOR JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2029

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SYDNEY S CHEN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of MOSAIC PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18th **of December, 2025.**

_____
Notary Public
My Commission Expires: 5/16/29
(SEAL)

LAUREN LARGENT
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SYDNEY S CHEN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of MOSAIC PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the _____ **of December, 2025.**

_____
Notary Public
My Commission Expires: _____
(SEAL)

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SYDNEY S CHEN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of MOSAIC PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the _____ **of December, 2025.**

_____
Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HUNG CHEN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the CO-TRUSTEE of THE ICDIB IRREVOCABLE TRUST, CREATED AUGUST 22, 2023 the within named bargainor, a limited liability company, and that he/she as such CO-TRUSTEE executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18TH of December, 2025.

Lawrence Taylor JR
Notary Public
My Commission Expires: 03/06/29
(SEAL)

LAWRENCE TAYLOR JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2029

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROSA CHEN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the CO-TRUSTEEof THE ICDIB IRREVOCABLE TRUST, CREATED AUGUST 22, 2023the within named bargainor, a limited liability company, and that he/she as such CO-TRUSTEE executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18TH of December, 2025.

Lawrence Taylor JR
Notary Public
My Commission Expires: 03/06/29
(SEAL)

LAWRENCE TAYLOR JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2029