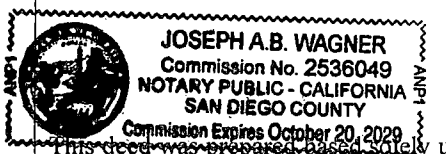
QUITCLAIM DEED



This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

STATE OF California COUNTY OF San Diego

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to me on 1/23/2026, 2026.

Joseph A.B. Wagner
NOTARY PUBLIC

My Commission Expires: 10/20/2029

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
The Chen-Wang Family Trust 3204 Acklen Ave Nashville, TN, 37212	Sheng-song Chen & Yufen Wang 1403 Rivercrest Rd San Marcos, CA 92078	104-06-0-223.00

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

KNOW ALL MEN BY THESE PRESENTS that SHENG-SONG CHEN AND WIFE, YUFEN WANG, hereinafter called **"GRANTORS,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto THE CHEN-WANG FAMILY TRUST, hereinafter called **"GRANTEE,"** its successors and assigns, their entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Karen Johnson
Batch # 1375907
02/04/2026 03:41:42 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260204-0008029

Beginning at a point on the North margin of Orient Circle, now Acklen Avenue, at the corner of Lots 89 and 90, being 267.5 feet east of the easterly margin of Marlborough Avenue; thence North 01° 28' 03" East 150.02 feet to the South margin of an alley; thence with the margin of said alley 38.00 feet along a curve having a radius of 260.00 feet and a chord that bears N86°00'11"E 37.97 feet to a point; thence S07°07'52"E 150.02 feet to a point in Acklen Avenue; thence along Acklen Avenue for 60.51 feet along a curve having a radius of 410.00 feet and a chord that bears S86°25'46"W 60.46 feet to the point of beginning. This description is the same as the property appearing on the survey prepared by David Brackman, RLS 1684, as recorded with the Agreed Order of Partial Dismissal, Establishment of Boundary and Modification of Temporary Injunction recorded May 30, 2008, as Instrument no. 20080530-0055030, Register's Office for Davidson County, TN.

Being the same property conveyed from Fifth Third Bank, N.A. to Sheng-Song Chen and Yufen Wang, by Special Warranty Deed dated February 10, 2012 and filed for record on 3/1/2012 as instrument 20120301-0018082, Register's Office for Davidson County, TN.

This is improved property, known as 3204 Acklen Ave, Nashville, TN, 37212.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on December 13, 2025.

SHENG-SONG CHEN

YUFEN WANG

STATE OF California

COUNTY OF San Diego

On December 13, 2025, before me personally appeared SHENG-SONG CHEN and YUFEN WANG, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on December 13, 2025.

LYSANDER CALIGUIRAN FABIAN
Notary Public - California
San Diego County
Commission # 2507001
My Comm. Expires Dec 16, 2028

NOTARY PUBLIC

My Commission Expires: 12/16/2028