

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 January 23rd, 2026.

Joseph A.B. Wagner
NOTARY PUBLIC

My Commission Expires: 10/20/2029

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

Karen Johnson Davidson County
Batch # 1375907 DEEDQC
02/04/2026 03:41:42 PM 2 pgs
Fees: $12.00 Taxes: $0.00



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 7720 Brook Glen Way Nashville, TN, 37221	Sheng-song Chen & Yufen Wang 1403 Rivercrest Rd San Marcos, CA 92078	156-01-0-D-10.00

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:

Land in Davidson, Tennessee, being all of Lot No. 10, Final Plat of Brook Glen, as shown by plat appearing of record in Plat Book 7900, page 828 and amended

Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed from Preston B. Foreman and wife, Amanda M. Foreman to SHENG-SONG CHEN AND WIFE, YUFEN WANG by deed of record in Instrument No. 20020731-0091834, Register's Office for Davidson County, TN.

This is improved property, known as 7720 Brook Glen Way, Nashville, TN, 37221.

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 12/13/2025, 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