THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

No title search was performed in preparation of this Quitclaim Deed.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $0.00.

Affiant

Subscribed and sworn to before me, this 10th day of February, 2026.

Notary Public

My Commission Expires: 5/8/2028

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

Karen Johnson
Batch # 1378591
02/10/2026 09:36:49 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260210-0009968

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Queen City Properties IV, LLC 2105 Cimmaron Drive Brentwood, TN 37027	New Owner	Map and Parcel No.: 091-11-4A-002.00 091-11-4A-003.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Queen City Properties, LLC, a Tennessee limited liability company** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Queen City Properties IV, LLC, a Tennessee limited liability company**, its members, assigns and successors of interest, all of its interest in the following land:

Tract 1:

Land in Davidson County, Tennessee, being Unit No 2 on the Plan of Fortynineten Delaware Avenue, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 202208260096737, 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 part of the property conveyed to Queen City Properties, LLC, a Tennessee limited liability company by warranty deed from Jean Lafitte Builders, LLC and Michael Lee and Wife, Elizabeth Lee, dated May 9, 2025 and recorded on May 9, 2025 in Instrument No. 20250509-0036470, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **4914 Delaware Ave, Nashville, TN 37209.**

Tract 2:

Land in Davidson County, Tennessee, being Unit No 3 on the Plan of Fortynineten Delaware Avenue, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 202208260096737, 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 part of the property conveyed to Queen City Properties, LLC, a Tennessee limited liability company by warranty deed from Jean Lafitte Builders, LLC, and Michael Lee and Wife, Elizabeth Lee, dated May 9, 2025 and recorded on May 9, 2025 in Instrument No. 20250509-0036470, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **4910-D Delaware Ave, Nashville, TN 37209.**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

RD. February ~~January~~ IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of ~~January~~, 2026.

Queen City Properties, LLC

Jie Chen, Member

By: Jie Chen, Member

Jingjie Cai, Member

By: Jingjie Cai, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared **Jie Chen and Jingjie Cai**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the sole members (or other officer authorized to execute the instrument) of **Queen City Properties, LLC, a Tennessee limited liability company,** the within named bargainor, and that they as such authorized members have executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as such aforesaid authorized members.

Witness my hand, at Office, this 9 day of February, 2026.

Notary Public

My Commission Expires: 5/8/2028

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028