BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

This Instrument Prepared By and Return to:
Joseph White
7111 Red Maple Ct.
Fairview, TN 37062

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Jianchun Chen & Lu Chen 816 Cherry Laurel Ct. Nashville, TN 37215	New Owner	148-14-0-032.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **JC&LU L.L.C., a Tennessee Limited Liability Company,** do hereby quitclaim and by these presents do transfer and convey all of our right, title and interest unto **Jianchun Chen and Lu Chen, Husband and Wife,** to the following tract of land in Davidson County, Tennessee described as follows:

Being Lot No. 26 on the Map of Blanchard Heights, as of record in Plat Book 2663, page 62 and 63, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jianchun Chen and Lu Chen, Husband and Wife by Warranty deed from Kelly Dean Mills, married, of record in Instrument No. 20220429-0049948, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to JC&LU L.L.C., a Tennessee Limited Liability Company by Quitclaim Deed of record in Instrument No. 20250711-0054664, Register's Office for Davidson County, Tennessee.

Being also known as 3951 Keeley Drive, Nashville, Tennessee 37211

Karen Johnson Davidson County
Batch # 1394181 DEEDQC
03/18/2026 11:01:07 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260318-0021542

Witness my hand this 14 day of March, 2026

JC&LU, LLC

JIANCHUN CHEN, MEMBER

LU CHEN, MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Jianchun Chen and Lu Chen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be Members of JC&LU, LLC, LLC, and that he as such Members of JC&LU, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by themselves as Members of JC&LU, LLC.

Witness my hand and official seal this 14 day of March, 2026.

Commission expires:

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 28, 2029
COUNTY OF WILLIAMSON

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 14 day of March, 2026.

Commission expires:

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 28, 2029
COUNTY OF WILLIAMSON

Notary Public