Karen Johnson
Batch # 1415072
05/04/2026 09:41:02 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260504-0039261

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd., Suite 130** **Nashville, TN 37215** *No title search was performed in the preparation of this Quitclaim Deed*	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 1st day of May, 2026. Notary Public My Commission Expires:

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2029

QUITCLAIM DEED

Address New Owner: The Zhongyi Chen Trust 517 Trace Creek Drive Nashville, TN 37221	Send Tax Bills To: New Owner	Tax Information: 156 10 0 023.00

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, **Zhongyi Chen, unmarried** (hereinafter referred to as the "Grantors") does hereby quitclaim, transfer and convey to **Zhongyi Chen, Trustee of the Zhongyi Chen Trust dated April 7th, 2026,** (hereinafter referred to as the "Grantee") and its heirs and assigns, all of his interest in the following land:

Being Lot No. 21 on the Plan of Harpeth River Estates, Section 1 of record in Book 4460, Page 188, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Zhongyi Chen and wife, Liping Liu from William F. Long, Jr. and wife, Ruth B. Long by Warranty Deed recorded on January 6th, 2003 in Instrument No. 20030106-0001813, Register's Office of Davidson County, Tennessee.

Liping Liu having died March 23rd, 2023. Her interest having passed to Zhongyi Chen as the surviving tenant by the entirety.

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.

Property known as: 7901 Meadow View Drive Nashville, TN 37221.

[Signature Pages to Follow]

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27 day of April, 2026.

Zhongyi Chen by Ellen Ranpeng Chen his Attorney-in-Fact
Zhongyi Chen
By: Ellen Ranpeng Chen, his Attorney-in-Fact

STATE OF Texas)
COUNTY OF Collin)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ellen Ranpeng Chen**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for **Zhongyi Chen** and that she is authorized by **Zhongyi Chen** to execute this instrument on their behalf.

WITNESS my hand, at office, this 27th day of April, 2026.

Notary Public

My Commission Expires: 09-26-2029

MIA CHANTEL JOHNSON
Notary Public, State of Texas
Comm. Expires 09-26-2029
Notary ID 135534205