Karen Johnson Davidson County
Batch # 1435618 DEEDQC
06/17/2026 03:57:52 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260617-0055162

This instrument prepared by:
Harlan Dodson
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
EJC Tennessee Community Property Trust 2813 Westmoreland Drive Nashville, TN 37212	Same	104-10-0C-011.00-C

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **EDWARD K. CHENG and JENNY DIAMOND CHENG**, husband and wife ("**Grantors**") do hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **EDWARD K. CHENG and JENNY DIAMOND CHENG**, as the Co-Trustees of the **EJC TENNESSEE COMMUNITY PROPERTY TRUST**, and its successors, heirs and assigns. The real estate is described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. F-11 of Elmington Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4660, page 60, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Edward K. Cheng and Jenny Diamond Cheng, husband and wife, by Warranty Deed from James A. Carson and Kristin Carson, husband and wife, and Kate Carson of record in Instrument No. 20181108-0110794, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to The Plan, with Owner's Certificate, of record in Book 4660, page 60, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 4486, page 547, Book 4486, page 553, Book 4673, page 102, Book 4963, page 263, Book 4963, page 265, Book 5362, page 258, Book 5516, page 302, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth

restrictions, assessment, liens and other matters. Subject to the terms and conditions contained in an agreement of record in Book 4697, page 502, said Register's Office and all other encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property. Tennessee Code Annotated §35-15-510 shall apply to the property or its proceeds.

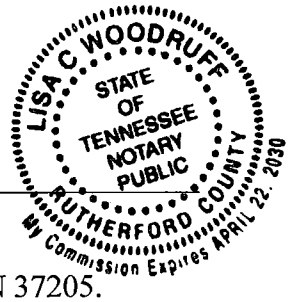
STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(1)(D), is $-0-.

Subscribed and sworn to before me this the 17th day of June, 2026.

Affiant

Notary Public

My Commission Expires: 

This is improved property known as 330 Elmington Ave., Nashville, TN 37205.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 17th day of June, 2026.

EDWARD K. CHENG

JENNY DIAMOND CHENG

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EDWARD K. CHENG** and **JENNY DIAMOND CHENG**, husband and wife, the within named Grantors, with whom I am personally acquainted (or who were identified to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 17th day of June, 2026.

Lisa C Woodruff
Notary Public

My Commission Expires:

