Karen Johnson Davidson County
Batch# 1464425 DEEDQC
08/26/2026 11:43:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260826-0079040

This Instrument Prepared By:
Legacy Law Group, PLLC,
216 Centerview Drive, Suite 140
Brentwood, TN 37027

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property

Address New Owner:	***Send Tax Bills To:***	***Map-Parcel***
JIA SHUENN CHERN, Trustee PEI-LAN SUN CHERN, Trustee CHERN REVOCABLE LIVING TRUST dated August 20, 2026 9321 STUBBLEFIELD COURT BRENTWOOD, TN 37027	SAME	083 01 0 252.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). [Exempt pursuant to T.C.A. §67-4-409(a)(1)(D)].

AFFIANT

Sworn to and subscribed before me this August 20, 2026.

Notary Public
My Commission Expires: 1/15/2030

SARA ELIZABETH DEN... TENNESSEE NOTARY PUBLIC My Comm Exp JANUARY 15, 2030 COUNTY OF LEWIS

QUITCLAIM DEED

FOR -$0- DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, JIA SHUENN CHERN and wife PEI-LAN SUN CHERN, hereinafter called Grantors, for the express purpose of conveying all of their right, title and interest in this property, do hereby quitclaim and convey unto JIA SHUENN CHERN and PEI-LAN SUN CHERN, Trustees of the CHERN REVOCABLE LIVING TRUST, dated August 20, 2026, all of their right, title and interest in the following described real estate in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this August 20, 2026.

BY: _____
JAI SHUENN CHERN

BY: _____
PEI-LAN SUN CHERN

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAI SHUENN CHERN and PEI-LAN SUN CHERN with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 20th day of August 2026.

_____
NOTARY PUBLIC

My Commission Expires: 1/15/2030

SARA ELIZABETH DENMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp JANUARY 15, 2030
COUNTY OF LEWIS

EXHIBIT A
PROPERTY DESCRIPTION

Said property is described to wit:

A certain tract or parcel of land situated in the City of Nashville, County of Davidson, State of Tennessee, and being more particularly described as follows:

Being Lot No. 1 on the Plan of Joe Corley Subdivision, as of record in Book 4060, page 164, Register's Office for Davidson County, Tennessee, and described according to a survey made by A & A Engineers, Inc., dated December 18, 1981, as follows:

Beginning with a railroad spike on the western right-of-way margin of Gallatin Road also being 100.0 feet northerly from the northern right-of-way margin of Petway Avenue; thence North 86 deg. 28' 40" West 173.86 feet to an iron pin; thence North 4 deg. 00' 10" East 170.0 feet to an iron pin; thence South 84 deg. 55' 20" East 19.65 feet to an iron pin; thence North 16 deg. 51' East 41.0 feet to an iron pin; thence South 82 deg. 52' East 191.10 feet to an iron pin in the western right-of-way margin of Gallatin Road; thence with said margin South 17 deg. 00' West 202.90 feet to the point of beginning, containing 0.903 acres, more or less.

Being the same property conveyed to JIA SHUENN CHERN and PEI-LAN SUN CHERN, by Quitclaim Deed of record from MICHAEL W. FERRELL, Trustee, in Instrument No. 20040514-0056946, Registers Office for Davidson County, Tennessee.

The above description is taken verbatim from the previously recorded deed.

This conveyance is made subject to all restrictions, easements, zoning, and planning ordinances, and other regulations that may affect the premises, as well as the following:

This is improved property known as 920 Gallatin Rd., Nashville, TN 37206.

Tennessee Certification of Electronic Document

I, JAMES M. ADCOX III, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 20, 2026 (date of document).

Signature

August 20, 2026
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 20th day of August 2026.

Notary Public
My Commission expires: 02/28/2027

LISA DIAZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 2-28-2027