This Instrument Prepared by:

The Law Offices of
LUVELL L. GLANTON
915 Jefferson Street, 2nd Floor
Nashville, TN 37208

ADDRESS OF NEW OWNER:
Zenith Real Estate Holdings, Inc.
5722 Hickory Plaza Drive
Unit B 4
Nashville, Tennessee 37211

SEND TAX BILLS TO:
Same as owner

MAP/PARCEL
Map & Parcel

161-12-0A 018.00

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION of the sum of Zero dollars, the receipt of which is hereby acknowledged. I, **YU ZHU GONG** (Grantor), have this day bargained and sold and by these presents do hereby quit claim and convey unto Zenith Real Estate Holdings, Inc., (Grantee) herein, his successors and assigns, all my interest, in fee simple, in the following described real estate situated in Davidson County, Tennessee particularly described as follows, to-wit:

LAND in Davidson County, Tennessee being Unit No. B-5, on the Plan of HICKORY PLAZA OFFICE TOWNHOMES, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by Master Deed, or record in Book 8000, Page 910, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of HICKORY PLAZA OFFICE TOWNHOMES as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to GLEN A. HEARD AND WIFE, SUSAN E. HEARD, by Warranty Deed from WILLIAM H. LIGHTFOOT AND WIFE, TRUDI P. LIGHTFOOT, dated April 2, 2004, of record in Instrument No. 20040407-0039146, Register's Office for Davidson County, Tennessee.

Being the same property conveyed TO YU ZHU GONG upon Order of the Davidson County Chancery Court Part IV, which order is incorporated into this deed by reference in Docket No. 19-0992-IV dated March 9, 2020, 9:35:19AM, deed from Batch#369187 20200309-0025984, said Register's Office.

Karen Johnson
Batch # 1225852
01/13/2025 04:07:34 PM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20250113-0002704

THIS conveyance is subject to all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et. seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of HICKORY PLAZA OFFICE TOWNHOMES, of record aforementioned, said Register's Office; easements and setback liens as set forth on the above plan of record; and taxes for the current year which have been prepared and assumed by the Grantee(s) herein.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights of way for public utilities of record.

This is improved property located in Davidson County, Tennessee, being located at 5722 Hickory Plaza Drive, Unit B-5, Nashville, Tennessee 37211.

IN WITNESS WHEREOF, I have hereunto set my signature, on this the 9th day of January, 2025.

YU ZHU GONG

By: Yu Zhu Gong

Printed Name: Yu Zhu Gong

Title: Owner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 9th day of January, 2025, before me personally appeared Yu Zhu Gong, 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 in respective position of Owner of said property, **by order and authority of the Davidson County Chancery Court granting her sole ownership**, as her free and voluntary act, for the uses and purposes therein contained.

Dharam Pal Goyal

NOTARY PUBLIC
My Commission Expires: 1/11/26

DHARAM PAL GOYAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 11, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater is One Dollar ($1.00), which amount is equal to or greater than the amount the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT – YU ZHU GONG

Sworn to and subscribed before me this 9th day of January 2025.

NOTARY PUBLIC
My Commission Expires: 1/11/26

DHARAM PAL GOYAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 11, 2026