**This Instrument Prepared By:**
Knight Legal
751 Cool Springs Blvd , Ste 106
Franklin, TN 37067
*This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property*

Karen Johnson Davidson County
Batch # 1275826 DEEDQC
05/20/2025 03 32 14 PM 3 pgs
Fees $17 00 Taxes $0 00
20250520-0039793

| New Owner: | Send Tax Bill: | Map/Parcel |
|---|---|---|
| Wangqian Li and Qi Zhu, Trustees of the Q and Q ZL Family Trust dated March 27, 2025, and any amendments thereto<br><br>708 Misty Pines Circle<br>Nashville, TN 37211 | Chase<br>700 Kansas Lane<br>LA4-6355<br>Monroe, LA 71203 | 091 04 0E 001.00 |

**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 27th day of March 2025.

Notary Public

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 3-7-2029

(Notary Stamp)

# QUITCLAIM DEED

**FOR AND IN CONSIDERATION** of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **WANGQIAN LI** and **QI ZHU**, husband and wife, by these present do hereby quitclaim and convey unto **WANGQIAN LI AND QI ZHU, TRUSTEES OF THE Q AND Q ZL FAMILY TRUST DATED MARCH 27, 2025, AND ANY AMENDMENTS THERETO**, as tenants by the entireties, its heirs and assigns, all my right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee:

**SEE EXHIBIT A**

**This is improved property, known as 3833 Dr. Walter S. Davis Blvd, Nashville, TN 37209.**

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

WITNESS MY HAND this 27 day of Mar., 2025.

By: _____
WANGQIAN LI

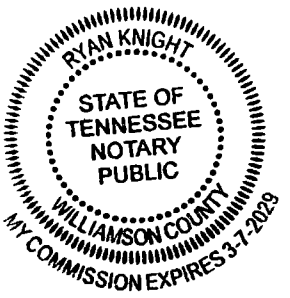
_____
QI ZHU

**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 Wangqian Li and Qi Zhu, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, TN, this 27th day of March, 2025.

_____
NOTARY PUBLIC
My Commission Expires: 3/7/29



## EXHIBIT A

Land in Davidson County, Tennessee, being Unit A of Homes at 3833 & 3835 Dr. Walter S Davis Blvd, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 3833 & 3835 Dr. Walter S Davis Blvd, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20190715-0069122, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 3833 & 3835 Dr. Walter S Davis Blvd, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20190715-0069122, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Wangqian Li and Qi Zhu, by deed from Liberty Plus, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200923-0109041, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved property, known as 3833 Dr. Walter S. Davis Blvd, Nashville, TN 37209.