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
Batch # 1275826
05/20/2025 03 32 14 PM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250520-0039794

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 708 Misty Pines Circle Nashville, TN 37211	Same as new owner	172 14 0A 071.00

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 27 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 708 Misty Pines Circle, Nashville, TN 37211.

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

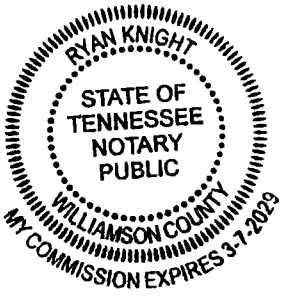


EXHIBIT A

Land in Davidson County, Tennessee, being Lot No 18 on the Plan of Section Two, Wexford Downs, R20 Residential P U D of record in Plat Book 9700, Page (s) 593 and 594, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Wangian Li (sic Waggian Li) and wife Qi Zhu, by deed from Mark Abrahamian and Judy A Rogers, Co-Trustees of The Abrahamian/Rogers Family Trust dated October 14, 2021, of record in Instrument No 20230712-0053380 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record not stated herein.

This is improved property known as 708 Misty Pines Cr, Nashville, Tennessee 37211.