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
20250520-0039797

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	Financial Federal 1715 Aaron Brenner Suite 100 Memphis, TN 38120	173 09 0A 717.00

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 4303 Barnes Cove Dr., 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

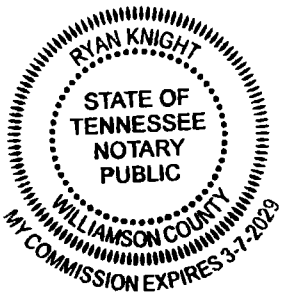


EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 590 on the Plan of Section Two of Phase Eight, Lenox Village of record in Plat at Instrument No. 20070413-0044640, 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 Wangqian Li and wife, Qi Zhu, by deed from James Miltenberger and wife Abbie Miltenberger, of record in Instrument No. 20240820-0063765 Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein.

This is improved property, known as 4303 Barnes Cove Drive, Nashville, TN 37211.