This instrument was prepared by:
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Dickinson Wright PLLC
424 Church Street, Suite 800
Nashville, Tennessee 37219

Karen Johnson Davidson County
Batch# 1298091 DEEDQC
07/16/2025 09:48:30 AM 6 pgs
Fees: $37.00 Taxes: $0.00
20250716-0056048

QUITCLAIM DEED

FROM: MING HSIEN HWANG, Grantor

TO: MING HO HWANG, Grantee

Address New Owner as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Tax Information
MING HO HWANG 4191 Andrew Jackson Pkwy. Hermitage, TN 37076	Same	Parcel ID: 07500005404

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The conveyance herein is by quitclaim and therefore the amount of tax due is controlled by Tennessee Code Annotated § 67-4-409(a)(1)(D). The actual consideration for this transfer is Zero Dollars ($0.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 14th day of July, 2025.

DAVID HART
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WEAKLEY

Notary Public
My Commission Expires: 7/21/25

FOR AND IN CONSIDERATION OF valuable consideration, the receipt and sufficiency of which is hereby acknowledged, MING HSIEN HWANG, Grantor ("Grantor") does hereby quitclaim unto MING HO HWANG ("Grantee"), all of Grantor's right, title and interest in and to

that certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Land"), together with all buildings, structures and other improvements of any and every nature located on the Land and all fixtures attached or affixed to the Land or to any such buildings, structures or other improvements (collectively with the Land, the "Property").

The Property is improved property known as 4191 Andrew Jackson Pkwy., Hermitage, TN 37076.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Witness my hand this 14 day of July, 2025.

GRANTOR:

MING HSIEN HWANG

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, David W. Hart, a Notary Public of said County and State, MING HSIEN HWANG, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 14th day of July, 2025.

DAVID W. HART
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WEAKLEY

Notary Public
My Commission Expires: 7/21/25

Qin Li joins in this Quitclaim Deed solely to convey any marital interests she may have in the Property.

GRANTOR:

Qin Li

QIN LI

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, David Hart, a Notary Public of said County and State, QIN LI, 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 for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 14th day of July, 2025.

DAVID W. HART
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WEAKLEY

D.W. Hart

Notary Public
My Commission Expires: 7/21/25

EXHIBIT A

PROPERTY DESCRIPTION

Land in the 4th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson & Hickerson, Engineers, October 5, 1964, as follows:

Beginning at an iron pin on the easterly margin of Old Hickory Boulevard South 4 degrees 50 feet East 241 feet from the intersection of said Boulevard and the southern boundary line of the property conveyed to Margaret Baker, by deed from F.G. Baker, et al, of record in Book 1157, page 587, Register's Office for Davidson County, Tennessee; thence with the easterly margin of said Boulevard South 4 degrees 50 feet East 68.2 feet to the beginning of a curve having a radius of 1283.78 feet and continuing with the easterly margin of said Boulevard around said curve in a Southeasterly direction 136.8 feet to an iron pin; thence North 75 degrees 37 feet East 629.5 feet to an iron pin in an old established wire fence: thence with said fence North 19 degrees .08 feet West 228 feet to an iron pin; thence South 73 degrees 27 feet West 585.5 feet to the beginning, containing 3 acres, more or less.

Being the same property conveyed to MING HSIEN HWANG by Deed from Roland W. Gray et ux, of record in Register's Office for Davidson County, Tennessee, dated September 19, 1989 and recorded in Book 7942, page 9, said Register's Office on September 20, 1989.

This conveyance is subject to all easements and restrictions of record, including restrictions of record in Book 3827, page 826, said Register's Office.

Tennessee Certification of Electronic Document

I, Ralph Z. Levy, Jr., 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 July 14, 2025 (date of document).

Affiant Signature

July 16, 2025
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 16th day of July, 2025.

Notary Signature

MY COMMISSION EXPIRES: March 9, 2027

NOTARY'S SEAL

