Karen Johnson
Batch # 1314043
08/25/2025 02 19 55 PM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20250825-0067908

Source of title - original (9-15-2007)
20070913-0109835
(a)
After correction (3-20-2008)
20080320-0028424

PREPARED BY AND RECORDING REQUESTED BY
YOUMIN ZHANG and JING ZHOU
4120 Albert Drive
Nashville, Tennessee 37204
6154240735

AND WHEN RECORDED, MAIL DOCUMENT AND TAX STATEMENT TO
YOUMIN ZHANG and JING ZHOU
4120 Albert Drive
Nashville, Tennessee 37204
6154240735

Quitclaim Deed

GRANTORS:

YOUMIN ZHANG and JING ZHOU, a married couple, whose address is 4120 Albert Drive, Nashville, Tennessee 37204

GRANTEES:

YOUMIN ZHANG and JING ZHOU as Trustees of NASHANZZ Family Living Trust dated August 21, 2025, whose address is 4120 Albert Drive, Nashville, Tennessee 37204. ☆ Revocable Trust.

QUITCLAIM

This quitclaim deed is made between YOUMIN ZHANG and JING ZHOU, a married couple, (Grantors) and YOUMIN ZHANG and JING ZHOU as Trustees of NASHANZZ Family Living Trust dated August 21, 2025 (Grantees) For consideration of ten dollars ($10) paid and received, the receipt and sufficiency of which is hereby acknowledged, the Grantors remise, release, and forever convey and quitclaim to Grantees all of the Grantors' right, title, interest, and claim in or to that real property described below located in County of Davidson, Tennessee.

~~To have and to hold, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging to the property, or in any way appertaining, and the rents, issues, and profits of the property to Grantees and Grantees' assigns forever.~~

PROPERTY DESCRIPTION

Street address of the property 4120 Albert Drive, Nashville, Tennessee 37204

Legal description of the property See Exhibit A, attached.

132010E00200CO

SIGNATURE OF GRANTORS MAKING THIS DEED

Signature _____ Date 8-25-2025
YOUMIN ZHANG, Grantor

Signature _____ Date 8/25/2025
JING ZHOU, Grantor

NOTARY ACKNOWLEDGMENT

State of Tennessee

County of Davidson

Personally appeared before me, Houston T Shumate (name of officer), Youmin Zhang, Jing Zhou (official capacity of officer), YOUMIN ZHANG and JING ZHOU (names of grantors), with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained

Witness my hand, at office, this 25th day of August, 2025

Signature of Notarial Officer _____

Title of Office Notary

My commission expires 07-07-2027

HOUSTON T. SHUMATE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
[stamp]

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 2, together with the appurtenant interest in the common elements of Albert Townhomes II, a horizontal property regime established by Declaration of record in Instrument No. 20070613-0070754, Register's Office for Davidson County, Tennessee said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration and being located upon Lot No. 125 on the Plan of Rolling Meadows of record in Plat Book 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Aubrey B. Harwell Jr., Trustee with full power to sell, mortgage, lease, convey or otherwise alienate without the joinder of any beneficiary by deed dated August 11, 2006 from Robert Kent Earls, unmarried of record in Instrument No. 20060815-0100360, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Charter of Incorporation of Albert Townhomes II Corporation of record in Instrument No. 20070703-0079436, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Albert Townhomes II, of record in Instrument No. 20070613-0070754, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee.