This Instrument Prepared By:
Mortgage Connect, L.P.
600 Clubhouse Drive
Moon Township, PA 15108

Karen Johnson Davidson County
Batch# 1332577 DEEDQC
10/10/2025 10:21:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20251010-0081143

Return to:
Mortgage Connect, L.P.
600 Clubhouse Drive
Moon Township, PA 15108
File No. 3142552

QUITCLAIM DEED

Address of New Owner:
Ying Chun Zhang et al.
1001 Lower Stow Ct.
Brentwood, TN 37027

Send Tax Bills To:
Ying Chun Zhang et al.
1001 Lower Stow Ct.
Brentwood, TN 37027

Tax Map Parcel No:
147 11 0A 110.00

Property Address:
110 Northcrest Ct
Nashville, TN 37211

FOR AND IN CONSIDERATION OF Zero Dollars ($0.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **Yingchun Zang and Huilin Guo, Trustees of the GZZZ Trust UAD 8/28/21,** having an address of 1001 Lower Stow Ct. Brentwood, TN 37027, hereinafter called the GRANTOR, has this day convey, transfer, remise, release, relinquish and quitclaim unto **Ying Chun Zhang and Huilin Guo, a married couple**, hereinafter called the GRANTEE, the following described property, having an address of 110 Northcrest Ct Nashville, TN 37211 and being situated and located in Davidson County, Tennessee, to wit:

See Exhibit A attached hereto and made a part hereof.

The above-described property is improved property.

Being the same property as conveyed from Carol Smith, unmarried to Yingchun Zang and Huilin Guo, Trustees of the GZZZ Trust UAD 8/28/21 as set forth in Deed Instrument #849668 dated 04/25/2022, recorded 05/02/2022, DAVIDSON County, TENNESSEE.. **The herein conveyance is removing from trust**

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 10th day of August, 2024.

GRANTOR:

Yingchun Zang, Trustee of the GZZZ Trust UAD 8/28/21

Ying Chun Zhang

Huilin Guo, Trustee of the GZZZ Trust UAD 8/28/21

Huilin Guo

STATE OF Texas

COUNTY OF Tarrant

Before me, Virginia C Martin, a Notary Public, of the State and County mentioned, personally appeared Ying Chun Zhang Huilin Guo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be self the within named Grantor and executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal this 10th day of August, 2024.

Virginia C. Martin

Notary Public

My Commission Expires: 08/06/2025

Electronically signed and notarized online using the Proof platform.

(Continued on next page)

NOTARY PUBLIC STATE OF TEXAS

Virginia C Martin

ID NUMBER
133255163
COMMISSION EXPIRES
August 6, 2025

AFFIDAVIT OF VALUE

STATE OF Texas

COUNTY OF Tarrant

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Ying Chun Zhang Huilin Guo

Affiant/ Grantee:

Subscribed and sworn to before me this 10th day of August, 2024.

Virginia C. Martin

Notary Public

My Commission Expires: 08/06/2025 [Notary Seal]

Electronically signed and notarized online using the Proof platform.

NOTARY PUBLIC STATE OF TEXAS

Virginia C Martin

ID NUMBER
133255163
COMMISSION EXPIRES
August 6, 2025

Exhibit A

File No.: 3142552

The Land referred to herein below is situated in the County of DAVIDSON, State of TN, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 110, Revised Northcrest East, a Planned Unit Development, of record in Book 6250, Page 847, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property as conveyed from Carol Smith, unmarried to Yingchun Zang and Huilin Guo, Trustees of the GZZZ Trust UAD 8/28/21 as set forth in Deed Instrument #849668 dated 04/25/2022, recorded 05/02/2022, DAVIDSON County, TENNESSEE.
This property was also conveyed to mortgagor by deed of Yingchun Zang and Huilin Guo, Trustees of the GZZZ Trust UAD 8/28/21 dated 8/10/2024 and recorded in the said Davidson County, TN Office simultaneously herewith.

Tax ID: 147 11 0A 110.00

Tennessee Certification of Electronic Document

I, Jackie Erickson, 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 August 10, 2024.

Affiant Signature

DEC 19, 2024
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 19th day of December 2024.

Notary's Signature

MY COMMISSION EXPIRES: 3-9-2025

NOTARY'S SEAL

Commonwealth Of Pennsylvania - Notary Seal
Suzanne G Rafla, Notary Public
Allegheny County
My Commission Expires March 9, 2025
Commission Number 1394145

3142552