AFTER RECORDING RETURN TO:
Jinjin Lin and Wu Fang
409 Linda Lane
Nashville, TN 37115
File No. Pla-2025-3745

Karen Johnson Davidson County
Batch# 1374586 DEEDQC
02/02/2026 09:34:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260202-0006839

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 042 16 0 130.00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 10 day of December, 2025, by and between **Jinjin Lin, married, joined in execution by their spouse, Wu Fang,** residing at 409 Linda Lane, Nashville, TN 37115, hereinafter referred to as Grantor(s) and **Jinjin Lin and Wu Fang, a married couple, as tenants by the entirety,** residing at 409 Linda Lane, Nashville, TN 37115, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 409 Linda Lane, Nashville, TN 37115

Being the same property conveyed to Jinjin Lin by Deed dated December 15, 2014 from Ashley Dixon Hannah And William Hunter Dixon, recorded December 26, 2014, in Instrument Number 201412260118108, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Jinjin Lin

Wu Fang

STATE OF TN.
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Jinjin Lin and Wu Fang** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Madison, this 10 day of December, 2025.

Notary Public

My Commission expires: 11/2/2026

No title exam performed by the preparer. Legal description and party's names provided by the party.

SUSIE J INGRAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

EXHIBIT "A"
Property Description

Closing Date: **December 10, 2025**

Borrower(s): **Jinjin Lin and Wu Fang**

Property Address: **409 Linda Lane, Nashville, TN 37115**

PROPERTY DESCRIPTION:

All that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Blair Heights, Section 6 of record in Plat Book 2331, Page 98, in the Registers Office for Davidson County, Tennessee, as revised and corrected by a Surveyor's Certificate, of record in Book 2496, page 301, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Said Lot 29 fronts 155.16 feet on the southerly side of Linda Lane and runs back between lines 170 feet on the west line and 251.13 feet on the east line to a dead line in the rear on which is measures 166.79 feet.

Parcel ID: 042 16 0 130.00

Tennessee Certification of Electronic Document

I, Susie J Ingram, 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 December 10, 2025 (date of document).

Susie J Ingram

Jin Jian Liu WU Fang

Affiant Signature

12/10/2025

Date

STATE OF TN.

COUNTY OF Davidson

Subscribed and sworn to before me this 10 day of December, 2025.

Susie J Ingram

Notary Public

My Commission Expires: 11/2/2026

SUSIE J INGRAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026