BOX 10-A

This Instrument Prepared By and Return To:
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch # 1387080 DEEDQC
03/02/2026 12:59:17 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260302-0016144

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
1804 CEPHAS LLC 1804 Cephas St. Nashville, TN 37208	New Owner	081-07-0-402.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **Luqin Wang, a Married Man as his sole and separate property,** do hereby quitclaim and by these presents do transfer and convey all of our right, title and interest unto **1804 CEPHAS LLC,** to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, State of Tennessee, being the Northerly 50 feet of Lots 1 and 2 on the Plan of Cephas Woodard's Subdivision of Lots 5 and 6 of the Woodard property, as of record in Book 161, page 174, Register's Office for said County.

Said Northerly part of Lots 1 and 2 front together 50 feet on the Easterly side of Cephas Avenue and run back between parallel lines 115 feet to an alley.

Being the same property conveyed to Luqin Wang, a married man as his sole and separate property, by deed from Alchemy Acquisitions, LLC, a Tennessee limited liability company, of record in Instrument No. 20251230-0103622, Register's Office for Davidson County, Tennessee.

Being also known as 1804 Cephas St., Nashville, TN 37208.

Witness my hand this 24 day of February, 2026

LUQIN WANG

STATE OF CALIFORNIA
COUNTY OF Santa clara

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Luqin Wang, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 24 day of February, 2026.

Commission expires:

PEGAH MANSOURKHAKI
COMM.# 2491094
NOTARY PUBLIC - CALIFORNIA
SANTA CLARA COUNTY
My Comm. Expires May 24, 2028

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 25 day of February, 2026.

Notary Public

Commission expires:

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 28, 2029
COUNTY OF WILLIAMSON