THIS INSTRUMENT PREPARED BY: EVANS & DAVIS 211 N. BROADWAY EDMOND, OK 73034 (866) 708-2335	Karen Johnson Davidson County Batch# 1389419 DEEDQC 03/06/2026 01:47:30 PM 5 pgs Fees: $27.00 Taxes: $0.00 20260306-0018237

QUITCLAIM DEED

Address New Owner: 2058 Elliott, LLC 3032 Drake Crest Dr Edmond, OK 73034	Send Tax Bills to: 2058 Elliott, LLC 3032 Drake Crest Dr Edmond, OK 73034	Map-Parcel #: 105-14-0A-019.00 CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Qiming Zhang, a married man, joined by spouse Xiaoyao Liu, do hereby quitclaim, transfer and convey unto **2058 Elliott, LLC**, a Tennessee Limited Liability Company, all of their right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described as follows:

See 'Exhibit A' Attached Hereto

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Address: 2058 Elliott Ave, Nashville, TN 37204-2005

Witness my hand this 16th day of January, 2026.

Qiming Zhang, Grantor

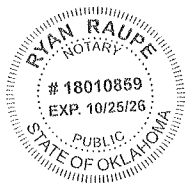
Xiaoyao Liu, Grantor

STATE OF OKLAHOMA)
) ss.
COUNTY OF OKLAHOMA)

Personally appeared before me, Ryan P. Raupe, Notary Public, Qiming Zhang and Xiaoyao Liu, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of January, 2026.

[Seal]



Ryan P. Raupe, Notary Public
My commission expires: 10/25/26

I, or we, affirm the actual consideration for this transfer is $10.00. This is a transfer to a Tennessee Limited Liability Company.

Affiant

Subscribed and sworn to before me, this 16th day of January, 2026.



Ryan P. Raupe, Notary Public
My commission expires: 10/25/26

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 2058 in Waverly Place II Townhomes, a Private Element Horizontal Property Regime, located on Elliott Avenue and South Douglas Avenue in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions, Restrictions and By-Laws for Waverly Place II Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040909-0109214, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property co-owners and tenants of Waverly Place II Townhomes, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" to said Declaration appearing in Instrument No. 20040909-0109214, and By-Laws appended thereto, said Register's Office are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed by Quitclaim Deed from Murat Karakas, a single person, as to a one-third (1/3) undivided interest, Mert Karakas, a single perons, as to a one-third (1/3) undivided interest, and Gulfem Guler, a single person, as to a one-third (1/3) undivided interest to Mert Karakas, a single person, as to a one-half (1/2) undivided interest and Gulfem Guler, a single person, as to a one-half (1/2) undivided interest, as tenants in common, as recorded on the 1st day of August, 2008 in Instrument No. 20080801-0078662; Warranty Deed from Barton H. Harrison and wife, Laura R. Harrison to Murat Karakas, a single person, as to a One-third (1/3) undivided interest, and Mert Karakas, a single person, as to a One-third (1/3) undivided interest, and Gulfem Guler, a single person, as to a One-third (1/3) undivided interest, as recorded on the 14th day of August, 2006 in Instrument No. 20060814-0100134, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilites that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WAVERLY PLACE, as recorded in Plat Book 4675, Page(s) 58.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20040429-0048517 and 20040909-0109214.

Charter of Waverly Place Townhome Corporation recorded at Instrument No. 20040429-0048518.

Generic Agreement for Dedication of Easements for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances as set forth in instrument recorded in Instrument Nos. 20040910-0109386 and 20040910-0109387.

Certificate of Authenticity

I, Mandy Steward, 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 3/6/26.

Date

Mandy Steward

Affiant Signature

3/5/26

Date

State of Oklahoma

County of Oklahoma

Sworn to and subscribed before me this 6th day of March, 20 26.

Notary's Signature

L. M. THOMAN NOTARY PUBLIC # 21002006 EXP. 02/10/29 STATE OF OKLAHOMA

My Commission Expires: 02/10/2029

Date

Notary's Seal (if on paper)