Karen Johnson Davidson County
Batch# 1391399 DEEDQC
03/11/2026 08:22:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260311-0019269

THIS INSTRUMENT PREPARED BY:

Michael S. Goode
LEWIS THOMASON, P.C.
424 Church Street, Suite 2500
Nashville, Tennessee 37219
(615) 259-1366

WHEN RECORDED RETURN TO:

Michael S. Goode
LEWIS THOMASON, P.C.
424 Church Street, Suite 2500
Nashville, Tennessee 37219
(615) 259-1366

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:

Michael S. Goode
LEWIS THOMASON, P.C.
424 Church Street, Suite 2500
Nashville, Tennessee 37219
(615) 259-1366

ISABELLE KOSLIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $10.00

Affiant

Subscribed and sworn to before me this 17th day of March 2025.

Notary Public

My Commission Expires: 1/4/2027

Address New Owner (s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Chongbin Zhu, Trustee of the Chongbin Zhu Revocable Trust, and Helen Yumei Pan, Trustee of the Helen Yumei Pan Revocable Trust 2701 Acklen Avenue Nashville TN 37212	Same	104-11-1A-001.0

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of TEN and NO/100 DOLLARS ($10.00), the receipt and sufficiency of which are hereby acknowledged, **Chongbin Zhu and Yumei Pan, husband and wife** (the "Grantors"), do hereby quitclaim and convey unto **Chongbin Zhu, Trustee under The Chongbin Zhu Revocable Trust dated March 17, 2025,** as to 1/2 undivided interest, **and Helen Yumei Pan, Trustee under The Helen Yumei Pan Revocable Trust dated March 17, 2025,** as to 1/2 undivided interest, (the "Grantees"), their heirs and assigns, all of Grantors' right, title, and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit 2701, ACKLEN COMMONS, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions, as shown of record in Instrument No. 20150316-0022321, and as shown on the plat of ACKLEN COMMONS recorded as Exhibit "B" of said declaration, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.
>
> BEING the same property conveyed to Chongbin Zhu and Yumei Pan, husband and wife by Warranty Deed from David Market, and wife, Katherine Market and Phillip Stinson, dated June 13, 2016, and recorded on June 15, 2016, in Instrument Number 20160615-0060764, Register's Office for Davidson County, Tennessee.

This is improved property located at 2701 Acklen Avenue, Nashville TN 37212.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

b. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 332, Page(s) 106 and Exhibit "B" of Instrument No. 20150316-

0022321, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

c. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150316-0022321, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Terms and provisions of by-Laws recorded in Exhibit "D" of Instrument No. 20150316-0022321.

e. Charter of Acklen Commons recorded at Instrument No. 20150316-0022321.

f. Restrictive Covenant for Detached Structure as set forth in instrument recorded in Instrument No. 20151218-0127403.

g. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

The said GRANTORS, their heirs and assigns forever; do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in *fee* simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

These Trusts ("The Chongbin Zhu Revocable Trust" and "The Helen Yumei Pan Revocable Trust") are revocable trusts established pursuant to the laws of the State of Tennessee. This conveyance is to trusts established and qualified under T.C.A. § 35-15-510 ("Immunity from claims of separate creditors of trust property conveyed to trustee by husband and wife as tenants by the entirety.") The Trustees and Successor Trustees are granted all right, power, and authority pursuant to Section 3, Chapter 110 of the Tennessee General Assembly of 1963, Tenn. Code Ann. §35-50-110 (including any amendments thereto) and further have the full discretionary power to purchase, sell, convey, alter, repair, improve, partition and mortgage or otherwise encumber any real estate, and to make and execute any leases thereon for any period, however long, and beyond the term of any trust, and to execute and deliver any deeds, conveyances, mortgages, deeds of trust, transfers and assignments, without the approval of any court, joinder of any beneficiary, and without disclosing any beneficiary of any trust.

In addition, the trusts specifically provide that no person dealing with the Trustee in the capacity of purchaser, seller, acquirer, lender, tenant, lessor, lessee, contractant, or otherwise shall be bound to inquire into the capacity to act on the part of the Trustees, or into the authority for, or the propriety of, any act thereof, or to see to the application or disposition of any money, or other property, paid, delivered or loaned to the Trustees. These trusts contain spendthrift provisions.

This transfer of real property is a transfer of residential property within the exemptions from any due on sale clause as provided in 12 USCA § 1701j-3 (d). This transfer is not a violation of any such due on sale clause contained in any lien affecting the real property.

This is a transfer to revocable living trusts. No actual monetary consideration is given by the Grantees, and this conveyance is exempt from recordation tax under Tenn. Code Ann. §67-4-409(a)(3)(F).

THIS QUITCLAIM DEED WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES AND NO TITLE EXAMINATION OR RESEARCH WAS CONDUCTED BY THE PREPARER. THE PREPARER HAS ACTED AS SCRIVENER ONLY. THE PARTIES HERETO RELEASE MICHAEL S. GOODE AND LEWIS THOMASON, P.C. FROM ANY AND ALL LIABILITY ARISING AS A RESULT OF ANY DEFICIENCIES, ERRORS, OR INACCURACIES EXISTING IN SAID QUITCLAIM DEED, AND SHALL HOLD HARMLESS AND INDEMNIFY MICHAEL S. GOODE AND LEWIS THOMASON, P.C. FROM ALL LIABILITY, CLAIMS, AND DAMAGES ARISING THEREFROM.

WITNESS OUR HANDS THIS 17th DAY OF MARCH 2025.

Chongbin Zhu

Yumei Pan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Isabelle Koslin, a Notary Public of said County and State, appeared **Chongbin Zhu** and **Yumei Pan**, 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 and seal, at Office in Nashville, Tennessee, this 17th day of March 2025.

NOTARY PUBLIC

My Commission Expires: 1/4/2027

ISABELLE KOSLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

Certificate of Authenticity

I, **Michael S. Goode**, 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 **March 17, 2025**.

Affiant Signature

3/10, 2026
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me, this 10 day of March 2026.

Notary's Signature

My Commission Expires: 07/07/2027
Date

Notary's Seal (if on paper)

ALYSSA STRALEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027