THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 1392345 DEEDQC
03/12/2026 01:40:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260312-0019784

QUITCLAIM DEED

This quitclaim deed was prepared without the benefit of a title search.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Xiaoqing Lu 3712 Jessup Lane Rockvale, TN 37153	NEW OWNERS	05910015300

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jianxin Zhao,** by these presents does hereby quitclaim and convey unto **Xiaoqing Lu,** her heirs, successors and assigns, all his right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 375 on the Plan of Section 3, Haynes Manor, of record in Book 4175, Page 11, Register's Office of Davidson County, Tennessee. Said Lot No. 375 fronts 74.00 feet on the southerly margin of Augusta Drive and extends back 117.1 feet passing a witness line at 87.1 feet on the easterly line and 119.3 feet passing a witness line at 89.1 feet on the westerly line to a dead line in the rear, measuring 93.09 feet thereon.

Being the same property conveyed to Xiao Qing Lu and Jianxin Zhao from Deutsche Bank National Trust Company, as Trustee for the Certificateholders of the First Franklin Mortgage Loan Trust 2006-FF13, Mortgage Pass-Through Certificates, Series 2006-FF13 by Special Warranty Deed dated September 9, 2013, and recorded October 16, 2013, in Instrument No. 20131016-0108135, Register's Office of Davidson County, Tennessee,

Commonly known as 3832 Augusta Drive, Nashville, Tennessee 37207.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 12th day of March 2026.

Affiant

My commission expires: 1.24.29
(Affix Seal)

Notary Public

COURTNEY MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 12th day of March 2026.

Jianxin Zhao

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Jianxin Zhao**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 12th day of March 2026.

Notary Public

My Commission Expires: 1.24.29



202603120019784

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 3-12-2026

Affiant Signature

12th day of March, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of March, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

