This instrument prepared by:
Jackson M. Welch, Jr., Esq.
Hartzog & Silva, PLLC
123 Fifth Avenue North
Franklin, Tennessee 37064

Karen Johnson Davidson County
Batch # 1400320 DEEDQC
04/02/2026 08:01:26 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260402-0026141

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn before me on this 24 day of March, 2026.

Notary Public
My Commission expires: 1-19-28

JACKSON M. WELCH, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner:
Zenglin Zhang & Xiaoduan Fan, Trustees
Zenglin Zhang & Xiaoduan Fan Revocable Living Trust
5144 Whitaker Dr.
Nashville, TN 37211

Send Tax Bills To:
Same as New Owner

Parcel ID:
16206000900

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any persons or entities as to the accuracy or correctness of the information contained herein including, without limitation, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein, or any other matter related to the property or the conveyance herein made.

QUITCLAIM DEED

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Xiaoduan Fan & Zenglin Zhang, wife and husband** ("Grantor") does hereby grant, transfer, release, remise and forever quitclaim unto **Zenglin Zhang and Xiaoduan Fan, Trustees of the Zenglin Zhang and Xiaoduan Fan Revocable Living Trust u/a/d March 3, 2026** ("Grantees"), their heirs, successors, and assigns, forever, all of Grantor's right, title, and interest in and to a certain tract of land situated in Davidson County, Tennessee, with said tract of land being more particularly described as follows:

BEING ALL OF THAT CERTAIN LAND OR LOT AS DESCRIBED IN DAVIDSON COUNTY, TENNESSEE AS FOLLOWS TO-WIT: BEING LOT NO 13 ON THE PLAN OF COLEWOOD ACRES, SECTION I, OF RECORD IN BOOK 3700; PAGE 59, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXIST'ING RESTRICTION AND EASEMENTS OF RECORD. PURSUANT TO TENN. CODE ANN. S 66-24-111 (A), THE LEGAL DESCRIPTION IS THE SAME AS IN THE PREVIOUS DEED OF RECORD. THE INSTRUMENT CONSTITUTING THE SOURCE OF THE MORTGAGORS DEED OF TRUST LEGAL AND EQUITABLE INTERESTS IN THE FOREGOING DESCRIBED PROPERTY WAS A DEED RECORDED IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE. TAX ID: 16206000900. FOR SOURCE OF TITLE, SEE DEED FROM HERSCHEL WAYNE WINSTEAD, ELIZABETH ANN WINSTEAD TO ROBERT T MISKELL, JANICE M. MISKELL RECORDED ON 12/05/1975 IN BOOK 4977 AT 85.

Being the same property conveyed to Xiaoduan Fan & Zenglin Zhang, wife and husband, by Special Warranty Deed from Suntrust Bank of record in Instrument No. 20160517-0048891, Register's Office for Davidson County, Tennessee.

The foregoing legal description is the same as in the previous deed of record.

This is improved property known as 158 Tusculum Rd., Antioch, TN 37013

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

IN WITNESS WHEREOF, this instrument is hereby executed this 24 day of March, 2026.

GRANTOR:

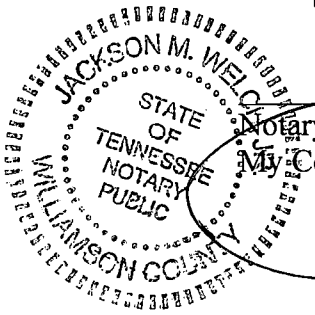
Xiaoduan Fan

Zenglin Zhang

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **Xiaoduan Fan & Zenglin Zhang**, the within named Grantor, 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 Franklin, Tennessee, this 24 day of March, 2026.



Notary Public
My Commission Expires: 11-18-28