QUITCLAIM DEED

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 me on Feb. 6th, 2026

NOTARY PUBLIC

My Commission Expires: September 7th 2026

KENIA L. HERNANDEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This deed was prepared based solely upon [illegible] the Grantor, and [illegible] title search.

Karen Johnson
Batch # 1402109
04/06/2026 12:05:26 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs

20260406-0027311

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jixi Qiu and Xiao Ping Wu 1433 Bridgecross Pkwy. Hermitage, TN 37076	Same as New Owner	098-06-A-048.00

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 person or entities as to the accuracy or correctness of the information contained herein including, without limitations, 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. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

KNOW ALL MEN BY THESE PRESENTS that Jixi Qiu, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Jixi Qiu and Xiao Ping Wu, joint tenants with rights of survivorship, hereinafter called **"GRANTEES,"** their successors and assigns, his entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, TN BEING Lot No. 38, on the Plan of Phase 1, Section "A", Bridgewater, of record in Instrument No. 20051104-0133987 as corrected in Instrument No. 20060608-0067981, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.
>
> Being the same property conveyed to Jixi Qiu by Quitclaim Deed from Ying Liu, dated December 22nd, 2015, and recorded on January 8th, 2016, of record in Instrument No. 20160108-0001908, Register's Office for Davidson County, Tennessee.
>
> This is improved property, known as 1433 Bridgecross Parkway, Hermitage, TN 37076.

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

WITNESS my hand on 2/6, 2026.

Jixi Qiu

STATE OF Tennessee

COUNTY OF Davidson

On Feb. 6th, 2026, before me personally appeared **Jixi Qiu**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on Feb. 6th, 2026.

NOTARY PUBLIC

My Commission Expires: September 7th 2026

KENIA L. HERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY