Karen Johnson
Batch # 1438043
06/25/2026 08:40:48 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260625-0057267

THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Thomas J. Elmlinger
Elmlinger Law Office
1616 Westgate Circle, Suite 349
Brentwood, TN 37027

This transfer is exempt from the Tennessee Real Estate Conveyance Tax under T.C.A. §67-4-409(a)(3)

STATE OF TENNE
COUNTY OF WILI

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS: $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18 DAY OF June, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/24/2030

THOMAS J. ELMLINGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

ADDRESS NEW OWNER(S) AS FOLLOWS:
The Xiaoya Zha and Qiong Shi
Tennessee Community Property Trust
5932 Hitching Post Lane
Nashville, TN 37211

SEND TAX BILLS TO:
Same

MAP – PARCEL NUMBERS
172-14-A-42.00

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Qiong Shi and husband, Xiaoya Zha, do hereby remise, release and quitclaim unto Xiaoya Zha and Qiong Shi, Trustees, and their successors in trust, of The Xiaoya Zha and Qiong Shi Tennessee Community Property Trust, its successors and assigns, forever, all the right, title, interest and claim which the Settlors have in and to the following described parcel of land, and improvements and appurtenances thereto in Davidson County, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 137 on the Final Plat of Section One of Wexford Downs of record in Plat Book 9700, Page 308 and 309, Register's Office for Davidson County, Tennessee.

This is improved property known as 5932 Hitching Post Lane, Nashville, TN 37211.

Being the same property conveyed to Qiong Shi and husband, Xiaoya Zha, by Warranty Deed from Beazer Homes Corp dba Phillips Builders, dated November 21, 1997, and of record in Book 10704, Page 693, Register's Office for Davidson County, Tennessee.

WITNESS our hands this 18 day of June, 2026.

Qiong Shi

Xiaoya Zha

STATE OF TENNESSEE }

COUNTY OF WILLIAMSON }

[redacted]

Personally appeared before me, a Notary Public in and for said County and State, the within named Qiong Shi and Xiaoya Zha, the bargainors, 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 official seal at Brentwood, Williamson County, Tennessee, this 18 day of June, 2026.

Notary Public

My Commission Expires: 4/24/2030

THOMAS J. ELMLINGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Prepared without benefit of title search from information provided by the parties. Therefore, the preparer makes no certification as to the validity of title.