Karen Johnson
Batch # 1451412
07/24/2026 09:17:02 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260724-0067500

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $0.00. This is a transfer to a revocable trust.
MUSIC CITY ESTATE LAW **1650 MURFREESBORO ROAD** **SUITE 130** **FRANKLIN, TN 37067** **(615) 628-7775**	Affiant Subscribed and sworn to before me, this 15th day of July 2026. Notary public My commission Expires: 10/07/2029

MADELYN STAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-07-2029

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Lem Zhao Family Trust 504 Rivercrest Cove Nashville, TN 37214	Lem Zhao Family Trust 504 Rivercrest Cove Nashville, TN 37214	85-14A-28

FOR AND IN CONSIDERATION of Zero and 00/100 Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged Bing N. Lem and wife, Dong Lin Zhao, do hereby quitclaim, transfer and convey unto Bing N. Lem and Dong Lin Zhao, as Trustees of the Lem Zhao Family Trust dated July 15, 2026, all of their right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described to-wit:

Being Lot No. 28, on the Plan of First Revision, River Crest, of record in Plat Book 9700, page 465, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to acknowledged Bin N. Lem and wife, Dong Lin Zhao, who took title as Delemdong Lin Zhro, from Stanton M. Smith, unmarried, by Warranty Deed dated January 10, 2005, recorded on March 18, 2005, as Document No. 20050318-0030137, Register's Office for Davidson County, Tennessee.

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Address: 504 Rivercrest Cove, Nashville, Tennessee 37214

Witness my hand this 15th day of July 2026.

Bing N. Lem

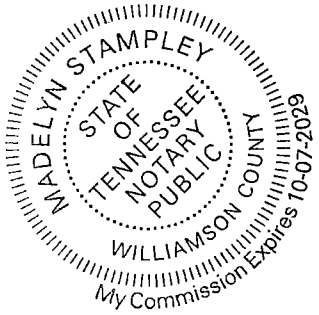
Zhaodong Lin
Dong L. Zhao

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Personally appeared before me, Madelyn Stampley, Notary Public, Bing N. Lem and Dong L. Zhao, as Grantors, 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 office, this day, July 15, 2026.

[Seal]



Madelyn Stampley
Madelyn Stampley, Notary Public
My commission expires: 10/07/2029