PLEASE USE THE SPACE BELOW FOR THE COUNTY RECORD'S OFFICE:



STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer is $ 1.00.

Affiants Christopher Miao Li and Lei Li

Subscribed and sworn before me this the 23 day of September 2025.

Notary Public

My commission expires 02-20-2027

This instrument was prepared by:
Name: Shauna Dixon Esq.
Address: 40 Burton Hills Blvd.,
Suite 200, Nashville, TN 37215
Lyda Law Firm
Lydagroup.com

Karen Johnson Davidson County
Batch # 1456697 DEEDQC
08/10/2026 09:26:53 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260810-0073290

After recording, mail document
Name: Christopher Miao Li and Lei Li (Grantor/Grantee)
Address: 177B Woodmont Blvd Nashville, Tennessee 37205
And tax statements to: (If Mortgage)
P.O. Box 77404
Ewing, NJ 08628
Acct #: 4789604859

QUITCLAIM DEED

This Quitclaim Deed (the "Deed") is made effective Sept 23, 2025 (the "Effective Date") between the following Grantors (the "Grantors Christopher Miao Li and Lei Li, a married couple who's mailing address is: 177B Woodmont Blvd Nashville, Tennessee 37205 and Living Trust as the Grantee (the "Grantee"): *THE JOINT LIVING TRUST OF Christopher Miao Li and Lei Li dated* Sept 23, 2025

WITNESSETH, That the Grantors, for and in consideration of the sum of $1.00 (United States Dollars) and other good valuable consideration, to it in hand paid by Grantees, the receipt whereof us hereby acknowledged, does hereby quitclaim, convey and release unto Grantees all interest Grantors has, if any, in the real property (the "Property") located in DAVIDSON County, Tennessee, and more particularly described as the following:

Mailing Address

7277 Charlotte Pike # 234 Nashville, Tennessee 37209

Map- Parcel Numbers

114 08 0C 051.00

Legal Description

Land being located in Davidson County, Tennessee, being Unit 48 on the Plan of West Park, Phase 2, as established by a Declaration of Covenants, Conditions and Restrictions for West Park Homeowners Association, Ine., of record as Instrument Number 20040304-0024541, and as depicted on Exhibit "B" to the First Amendment and Supplement to the Declaration of Covenants, Conditions, and Restrictions and By-Laws for West Park Homeowner's Association, Inc of record in Instrument No. 20041221-0151636, Second Amendment and Supplement to the Declaration of Covenants, Conditions, and Restrictions for West Park Homeowner's Association, Inc of record in Instrument No. 20050222-0018812 and being located on land set forth on a plan of West Park, Phase Two of record in Instrument No. 2004112-0136248, said Register's Office for Davidson County, Tennessee, to which Exhibit "B" to the First Amendment and Supplement to the Declaration of Covenants, Conditions and Restrictions and By-Laws for West Park Homeowner's Association, Inc. of record in Instrument No. 20041221-0151636 reference is made for a more complete description.

BEING the same property conveyed to Christopher Li and Lei Li and a married couple by Warranty Deed from Ryan J. Smith and Alicia Smith, husband and wife of record in Instrument No. 20220622-0071458, in the Register's Office of Davidson County, Tennessee, dated 06/22/2022.

BEING the same property conveyed to Ryan J. Smith and wife, Alicia Smith, by Warranty Deed from Erica I. Myers and husband, Michael Lee Myers, Jr., of record in Instrument No. 20080829- 0089096, in the Register's Office of Davidson County, Tennessee, dated August 29, 2008, and recorded on August 29, 2008.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record. Taxes and assessments for the year 2022 and subsequent years, not yet due and payable. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann_67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of West Park, as recorded in Instrument No. 20040624-0075136. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of West Park, Phase 2, as recorded in Instrument No. 20041112-0136248.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20040304-0024541 as amended in Instrument No. 20041221-0151636 and Instrument No. 20050222-0018812. Easement for Overhang, recorded in Book 6301, Page 684. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20030530-0073233. This is improved property located at 7277 Charlotte Pike #234 Nashville TN 37209.

This is improved property known as 7277 Charlotte Pike # 234 Nashville, Tennessee 37209

Transfer Tax

Grantors declare that the transfer is EXEMPT from any documentary transfer of taxes.

EXECUTED this 23rd day of September, 20 25.

Grantor/ Grantee:
Christopher Miao Li

Grantor/ Grantee:
Lei Li

ACKNOWLEDGEMENT OF NOTARY PUBLIC

STATE OF Tennessee

COUNTY OF Williamson

On this day, personally appeared before me, Christopher Miao Li and Lei Li, married couple and known to be the persons described in and who executed the within instrument and acknowledged that they signed the same as their voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed on this 23rd day of September, 2025.

Notary's Public Signature
(Date)
My Commission Expires 02-20-2027

NATHAN GALLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY