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
20260810-0073291

After recording, mail the 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 1021
Jefferson city, MO 65102
Acct #: 200210076?

QUITCLAIM DEED

This Quitclaim Deed (the "Deed") is made effective September 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

177B Woodmont Blvd Nashville, Tennessee 37205

Map- Parcel Numbers

116-08-1E-002.00-CO

Legal Description

Land in Davidson County, Tennessee, being Unit No. B on the Plan of 177 Woodmont Boulevard Townhomes, as shown on Exhibit "B" of 177 Woodmont Boulevard Townhomes of record in Instrument No. 20200213-0016782 in the Register's Office for Davidson County, Tennessee, to which Plan reference hereby made for a more complete description of the property.

BEING a portion of the same property conveyed to CHRISTOPHER MIAO LI AND LEI LI, a married couple by Warranty Deed from DENNIS MEEHAN, married recorded in Instrument No. 20210615-0080111 in Register's office of Davidson County, Tennessee.

BEING a portion of the same property conveyed to Dennis Meehan by General Warranty deed from Julie Loomis and Owen Loomis, wife and husband, of record in Instrument No. 20200213-0016781 Register's Office for Davidson County, Tennessee, dated February 07, 2020 and recorded on February 13, 2020.

BEING a portion of the same property conveyed to Julie Loomis and Owen Loomis, wife and husband, by Warranty deed from Roger C. Walker and Donna J. Walker, a/k/a Donna C. Walker, husband and wife of record in Instrument No. 20190904-0088952 Register's Office for Davidson County, Tennessee, dated August 26, 2019, and recorded on September 04, 2019.

Subject to all matters shown on the Plan of record in Plat Book 421, Page 100, Register's Office for Davidson County, Tennessee.

Subject to terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20200213-0016782, Register's Office for Davidson County, Tennessee.

Subject to any and all existing easements and restrictions as shown of record not stated herein.

This is improved property known as: 177 B Woodmont Boulevard, Nashville, Tennessee 37205.

Transfer Tax

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

EXECUTED this 23rd day of September, 2025.

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