Karen Johnson
Batch # 1459144
08/13/2026 08:06:00 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260813-0074897

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD
SUITE 130
FRANKLIN, TN 37067
(615) 628-7775

MICHAEL AWAD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/03/2029
COUNTY OF DAVIDSON

STATE OF TENNES

COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $0.00. This is a transfer to a revocable trust.

Affiant

Subscribed and sworn to before me, this 6th day of August 2026.

Notary public

My commission Expires: 09/03/2029

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Fang and Ning Living Trust 508 Logwood Briar Cir. Brentwood, TN 37027	Fang and Ning Living Trust 508 Logwood Briar Cir. Brentwood, TN 37027	#162-7-68

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, Ning Guo and Fang Rong, do hereby quitclaim, transfer and convey unto Ning Guo and Fang Rong, as Trustees of the Fang and Ning Living Trust dated August 6, 2026, all of their right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described to wit:

Land in Davidson County, Tennessee, being Lot No. 203, on the Plan of Antioch Park, Section 3, which is of record in Book 4460, Page 25, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description of said lot.

Being the same property conveyed to Ning Guo and Fang Rong, from Fannie Mae a/k/a Federal National Mortage Association organized and existing under the laws of the United States of America, by Special Warranty Deed, dated December 30, 2011, recorded on January 5, 2012, as Document No. 20120105-0001216, 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: 312 Jenny Murff Drive, Antioch, Tennessee 37013

Witness my hand this 6th day of August, 2026.

Ning Guo, Grantor

Fang Rong, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Personally appeared before me, Michael Awad, Notary Public, Ning Guo and Fang Rong, 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, August 6, 2026

[Seal]

MICHAEL AWAD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/03/2029
COUNTY OF DAVIDSON

Michael Awad, Notary Public
My commission expires: September 3, 2029