PREPARED BY AND RECORDING REQUESTED BY
Hongjun Liao and Yiqun Zhang
819 Summerly Dr.
Nashville, Tennessee 37209
6154911387

AND WHEN RECORDED, MAIL DOCUMENT AND TAX STATEMENT TO:
Hongjun Liao and Yiqun Zhang
819 Summerly Dr.
Nashville, Tennessee 37209
6154911387

Karen Johnson Davidson County
Batch # 1459458 DEEDQC
08/13/2026 03:16:36 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260813-0075711

Quitclaim Deed

GRANTORS:

Hongjun Liao and Yiqun Zhang, a married couple, whose address is 819 Summerly Dr., Nashville, Tennessee 37209.

GRANTEES:

Hongjun Liao and Yiqun Zhang as Trustees of The LZ&KK living trust dated August 11, 2026, whose address is 819 Summerly Dr., Nashville, Tennessee 37209.

QUITCLAIM

This quitclaim deed is made between Hongjun Liao and Yiqun Zhang, a married couple, (Grantors) and Hongjun Liao and Yiqun Zhang as Trustees of The LZ&KK living trust dated August 11, 2026 (Grantees). For consideration of ten dollars ($10) paid and received, the receipt and sufficiency of which is hereby acknowledged, the Grantors remise, release, and forever convey and quitclaim to Grantees all of the Grantors' right, title, interest, and claim in or to that real property described below located in Davidson County, Tennessee.

~~To have and to hold, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging to the property, or in any way appertaining, and the rents, issues, and profits of the property to Grantees and Grantees' assigns forever.~~ YZ

PROPERTY DESCRIPTION

Street address of the property: 4930 Ottenville Ave, Antioch, Tennessee 37013

Legal description of the property:
LOT 42 SHIELDS ANTIOCH LANDS

16300037000

SIGNATURES OF GRANTORS MAKING THIS DEED

Signature: _____ Date: 8/13/2026
Hongjun Liao, Grantor

Signature: Yiqun Zhang Date: 8/13/2026
Yiqun Zhang, Grantor

NOTARY ACKNOWLEDGMENT

State of Tennessee
County of Davidson

Personally appeared before me, Alanis N. Rich (name of officer), Notary Public (official capacity of officer), Hongjun Liao and Yiqun Zhang (names of grantors), with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of August, 2026.

Signature of Notarial Officer: Alanis N. Rich

Title of Office: Senior Banker

My commission expires: 11/08/2028

[stamp]

ALANIS N. RICH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 10
Yiqun Zhang, Affiant
Subscribed and sworn before me this the
13 Day of Aug, 2026.
J. Rivera, Deputy Register

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
2000 Glen Echo Rd. Ste. 100
Nashville, TN 37215

MAP/GROUP/PARCEL 16300037000

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Hongjun Liao and Yigun Zhang
4930 Ottenville Ave
Antioch, TN 37013

BILL GARRETT, Davidson County
Trans:T20160040043 DEEDWARR
Recvd: 05/13/16 09:48 2 pgs
Fees:13.00 Taxes:369.63
20160513-0047781

SEND TAX BILLS TO:
SAME

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **BARBARA L. LANDERS, NKA BARBARA BURTON, AND HUSBAND DAVID BURTON** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **HONGJUN LIAO AND YIQUN ZHANG, AND WIFE** "Grantee(s)", Their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 42 of Shields Antioch Lands recorded in Plat Book 57, page 111, Register's Office for Davidson County, Tennessee, and more fully described in the Chancery Court of Davidson County, a certified copy of record in Book 4789, page 690, and amended in Book 4789, pge 696, said Register's Office.

SAID Lot Number 42 fronts 100 feet on Ottenville Avenue and runs back between parallel lines 178 feet to a rear line on which it measures 100 feet.

BEING the same property conveyed to Barbara L. Landers, an unmarried person, n/k/a Barbara L. Burton, by Warranty Deed from Alma Jonson, dated December 31, 1996, appearing of record in Book 1038, page 930, of the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Plat Book 57, page 111, Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 4930 Ottenville Ave, Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), Their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that They are lawfully seized and possessed of said parcel of real estate, and that They have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2016 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 11th day of May, 2016

David B. Burton
David Burton

Barbara Burton
Barbara Burton

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, David Burton and Barbara Burton, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that thy executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 11th day of May, 2016.

NOTARY PUBLIC

My Commission Expires: 6-30-18

LISA WHITE STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 06-30-2018 WILLIAMSON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $99,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 11th day of May, 2016.

NOTARY PUBLIC

My Commission Expires: 6-30-18

LISA WHITE STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 06-30-2018 WILLIAMSON COUNTY