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

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

Karen Johnson
Batch # 1459458
08/13/2026 03:16:36 PM
Fees: $27.00 Taxes: $0.00

Davidson County
DEEDQC
5 pgs

20260813-0075714

Quitclaim Deed

GRANTORS:

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

GRANTEES:

Yiqun Zhang and Hongjun Liao 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 Yiqun Zhang and Hongjun Liao, a married couple, (Grantors) and Yiqun Zhang and Hongjun Liao 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.~~

PROPERTY DESCRIPTION

Street address of the property: 819 Summerly Dr, Nashville, Tennessee 37209

Legal description of the property:
LOT 253 SEC E HORTON HGTS

10212006200

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, 20 26.

[stamp]

ALANIS N. RICH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Signature of Notarial Officer: Alanis N. Rich
Title of Office: Senior Banker
My commission expires: 11/08/2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 10,000
_____, Affiant
Subscribed and sworn before me this the
13 Day of Aug, 2026.
J. Rivera, Deputy Register

Karen Johnson Davidson County
Batch# 763285 DEEDWARR
11/30/2021 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $2,812.00
20211130-0157864

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $760,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 03/21/2022

(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Pkwy, Suite 201
Hendersonville, TN 37075

05-NSH21-03073

Address of New Owner:	Send Tax Bills to:	Tax Information:
Yiqun Zhang and Hongjun Liao 819 Summerly Dr Nashville, TN 37209	SAME	102 12 0 062.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ann A. Harper, An Unmarried Woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Yiqun Zhang and Hongjun Liao**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 253 on the Plan of Horton Heights, Section "E", as of record in Book 2133, Page 84, Register's Office for said County.

Said Lot No. 253 fronts 222.6 feet on the Southwesterly margin of Summerly Drive and extends back 205.6 feet on the Southeasterly line and 215.4 feet on the Northwesterly line to a dead line, measuring 174.1 feet thereon.

Being the same property conveyed to James K. Harper and wife, Ann A. Harper, by Warranty Deed from J. P. Hoffman, Jr. and wife, Margaret V. Hoffman, of record in Book 2536, Page 519, in the Register's Office of Davidson County, Tennessee, dated April 13, 1956 and recorded on April 27, 1956. Said James K. Harper since died on January 29, 2006 leaving Ann A. Harper as surviving

Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand this 5th day of November, 2021

Melinda H. McMeans AIF for Ann A. Harper

Melinda H. McMeans, Attory-in-Fact for Ann A. Harper

STATE OF TENNESSEE

COUNTY OF SUMNER

On this 05th day of November, 2021, before me personally appeared Melinda H. McMeans, Attory-in-Fact for Ann A. Harper, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 8/21/2023

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rini Farrell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 05th November, 2021.

Custodian's Signature — 11/05/2021 date

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 05th day of November, 2021.

Notary Public

MY COMMISSION EXPIRES: 08/21/2023

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023