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: $22.00 Taxes: $0.00

Davidson County
DEEDQC
4 pgs

20260813-0075715

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: 810 Bellevue Rd. Unit 308, Nashville, Tennessee 37221

Legal description of the property:
UNIT 58-308 PEPPERTREE CREEKSIDE MEADOWS CONDOMINIUMS

142060A30800

SIGNATURES OF GRANTORS MAKING THIS DEED

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

Signature: Yifun 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.

[stamp]

ALANIS N. RICH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Signature of Notarial Officer: _____
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- _____, Affiant
Subscribed and sworn before me this the
13 Day of August, 2026.
V. Rivera, Deputy Register

Send Tax Statements To:
New Owner
_____
_____
_____

This Instrument Prepared By:
ADAM T. DODD, Attorney at Law
Advance Title Services, LLC
239 John Rice Blvd., Suite C
Murfreesboro, TN 37129

Name and Address of New Owner:
Yiqun Zhang and Hongjun Liao
1800-B Ashwood Avenue
Nashville, TN 37212

From Information Furnished By
The Parties

Parcel 142 060A308.00

BILL GARRETT, Davidson County
Trans:T20130069449 DEEDQC
Recvd: 08/13/13 09:59 2 pgs
Fees:12.00 Taxes:0.00
20130813-0084742

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 DOLLARS ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, **YIQUN ZHANG**, has this day bargained and sold and does hereby convey and quitclaim unto **YIQUN ZHANG AND HUSBAND, HONGJUN LIAO**, their heirs and assigns, forever, all of her rights, title and interest in and to that certain parcel of real estate located in the county of Rutherford, State of Tennessee, and being described as follows, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Unit Number 308, Building 58, Peppertree, on the Plan of Creekside Meadows Condominiums, according to plat and survey of same appearing of record in Book 4675, pages 128, 129 and 130, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said unit.

BEING the same property conveyed to Yiqun Zhang (erroneously referred to as Yigun Zhang), by Special Warranty Deed from Fifth Third Mortgage Company, dated March 31, 2012, recorded March 26, 2012, of record in Instrument Number 20120326-0025198, Register's Office for Rutherford 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.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 9th day of August, 2013.

Yiqun Zhang

Yiqun Zhang

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared **Yiqun Zhang**, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Brentwood, Tennessee, this the 9 day of August, 2013.

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Annemarie Cain
NOTARY PUBLIC
My Commission Expires: 2.17.14

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is none.

AFFIANT

SWORN to and subscribed before me,
this the 9 day of August, 2013.

Annemarie Cain
NOTARY PUBLIC
My Commission Expires: 2.17.14

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC