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
Batch # 1459458
08/13/2026 03:16:36 PM
Fees: $22.00 Taxes: $0.00

Davidson County
DEEDQC
4 pgs

20260813-0075717

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.~~

PROPERTY DESCRIPTION

Street address of the property: 3113 Harlin Dr, Nashville, Tennessee 37211

Legal description of the property:
LOT 2 RE-SUB LOTS 48-49 H G MCNABB SUB

13301033700

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
$ 10.00
_____, **Affiant**
Subscribed and sworn before me this the
13 **Day of** Aug., 2026
V. Rivera, **Deputy Register**

BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170006045 DEEDWARR
Recvd: 01/23/17 08:36 2 pgs
Fees:13.00 Taxes:497.65
20170123-0006802

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY OF January, 2017

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LYNN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires November 5, 2019

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hongjun Liao and Yiqun Zhang	NEW OWNER	
(NAME) 1800 B Ashwood Ave.	(NAME)	133-01-337.00
(ADDRESS) Nashville, TN 37212	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **LKJ PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HONGJUN LIAO AND YIQUN ZHANG, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 2 on the plan of the re-subdivision of Lots 48 and 49, H. C. McNabb Subdivision, as of record in Book 5190, Page 138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed from Roy S. Jones and wife, C. Lynn Jones to George Mitchell Schrenk, III, and wife, Rhonda Schrenk, and Thomas McLean Boyd and wife, Janice Boyd, as recorded on the 10th day of October, 1994 in Deed Book 9489, Page 185, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed by Warranty Deed from George Mitchell Schrenk, III, and wife, Rhonda Schrenk to John N. Thompson and wife, Kimberly Thompson, as recorded on the 10th day of October, 1994 in Deed Book 9489, Page 189, said Register's Office.

Being the same property conveyed by Warranty Deed from Thomas McLean Boyd and wife, Janice Boyd to John N. Thompson and wife, Kimberly Thompson, as recorded on the 10th day of October, 1994 in Deed Book 9489, Page 192, said Register's Office.

Being part of the same property conveyed by Quitclaim Deed from John N. Thompson and wife, Kimberly Thompson to LKJ Properties LLC, a Tennessee limited liability company, as recorded on the 30th day of December, 2005 in Instrument No. 20051230-0156935 and by Quitclaim Deed of record in Instrument No. 20170105-0001573, said Register's Office.

This conveyance is subject to 2017 Real Property taxes and All matters appearing on the plan of record in Plat Book 5190, Page 138, said Register's Office.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

unimproved
This is improved x property, known as 3113-3115 Harlin Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 20th day of January, 2017

LKJ PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____

JOHN N. THOMPSON, CHIEF MANAGER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared John N. Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Chief Manager of LKJ Properties, LLC the within named bargainor, a limited liability company and that he as such Chief Manager, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Chief Manager.

Witness my hand and official seal at Nashville, Tennessee this 20th day of January, 2017.

Commission expires:

_____ Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires November 5, 2019