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: $27.00 Taxes: $0.00

Davidson County
DEEDQC
5 pgs

20260813-0075718

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: 537 Drake Ave, Nashville, Tennessee 37211

Legal description of the property:
L 3-A H G MCNABB SUB RE-SUB L 1TH4 OF L 39&40 ZONE LOT DIV

13301034100

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-, Affiant
Subscribed and sworn before me this the
13 Day of Aug, 2026
J. Rivera, Deputy Register

Davidson County DEEDWARR
Recvd: 11/01/13 09:56 3 pgs
Fees:18.00 Taxes:175.75
20131101-0113412

This instrument prepared by & return to: Fearnley & Califf, PLLC - Nashville
565 Marriott Drive, Suite 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 31st day of October, 2013, by and between Chris E Mitchell and Elisha C Mitchell, Husband and Wife, party of the first part, and Hongjun Liao and Yiqun Zhang, Husband and Wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, State of Tennessee being Lot No. 3-A, Zone Lot Division Resubdivision of Lots 1, 2, 3 and 4, of the resubdivision of lots 39 and 40 H.G. McNabbs Subdivision of record in Plat Book 6250, Page 546, amending Plat Book 6250, Page 245, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being all or part of the same property conveyed to Chris E. Mitchell and Elisha C. Mitchell, by virtue of that certain Cash Deed dated September 24, 2008, at Instrument No. 20080926-0097927 in the Register's Office of Davidson County, Tennessee. Being previously conveyd to, Secretary of Housing and Urban Development by virtue of Trustee's Deed at Instrument No. 20080502-0044887, dated Janury 28, 2008 from Molina Fausto Humberto by virtue of Warranty Deed at Instrument No. 20051024-0127798 dated December 14, 2008, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2013 Davidson County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

10/28/13

STATE OF ~~TENNESSEE~~ Washington Exm 10/28/13
COUNTY OF ~~DAVIDSON~~ King

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Chris E Mitchell and Elisha C Mitchell, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of October, 2013.

C. Hong
Notary Public

C. K. HONG NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 06-03-15

My Commission Expires: 6-3-2015

Property Owner & Address:	Hongjun Liao and Yiqun Zhang 537 Drake Avenue Nashville, TN 37211
Tax Parcel No	13301034100
Property Address:	537 Drake Ave Nashville, TN 37211-2839
MAIL TAX BILLS TO:	Owner at Property Address ~~537 Drake Avenue~~ 1800 B Ashwood Av ~~Nashville TN 37211~~ Nashville TN 37212
Firm File #:	20131023

10/28/13

STATE OF ~~TENNESSEE~~ WASHINGTON King Exm 10/28/13 TENNESSEE
COUNTY OF ~~DAVIDSON~~ DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $47,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 31st day of October, 2013.

Notary Public

A. R. TURNER STATE TENNESSEE NOTARY

My Commission Expires:

Certificate of Authenticity

I, Cari Allen, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Cari Allen

Signature

State of Tennessee

County of Davidson

Personally appeared before me, A.R. Turner, a notary public for this county and state, Cari Allen who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:

A. R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016