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 Davidson County
Batch # 1459458 DEEDQC
08/13/2026 03:16:36 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260813-0075722

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: 1036 Brittany Park Dr, Antioch, Tennessee 37013

Legal description of the property:
LOT 100 BRITTANY PARK PHASE 1B 1ST REV

162120A100

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.

Signature of Notarial Officer: Alan 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
$ 10.00
_____, Affiant
Subscribed and sworn before me this the
13 Day of August, 2026
J. Rivera, Deputy Register

Davidson County DEEDWARR
Recvd: 08/09/13 15:14 2 pgs
Fees:13.00 Taxes:296.00
20130809-0084007

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $$80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF August, 2013.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3-5-13
(AFFIX SEAL)

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Hongjun Liao 1800 B Ashwood Ave Nashville TN 37212	Same	Map 162120A Parcel 10000CO

For and in 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,

Eric Sox

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Hongjun Liao and wife, Yiqun Zhang

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:

Land in Davidson County, TN, Being Lot No. 100 on the Plan of Brittany Park, Phase 1B, First Revision, of record in Plat Book 9700, page 610, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Eric Sox, by deed from Shapiro & Kirsch, LLP, dated July 2, 2013, of record in Instrument No. 20130710-0071177 Register's Office for Davidson County, TN.

This being investment property only, having never been the personal residence of the grantor at anytime.

This conveyance is made subject to the following:
1) 2013 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 1036 Brittany Park Drive, Antioch TN 37013
(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(s) this 9th day of August, 2013.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Eric Sox, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of August, 2013.

NOTARY PUBLIC

My Commission Expires: 3-3-15

JAMES C. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, 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.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, on 8-9-13

Notary Public James C. Smith

My Commission Expires: March 3, 2015

JAMES C. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027