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

20260813-0075723

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: 22 Cameo Dr., Nashville, Tennessee 37211

Legal description of the property:
LOT 14 SEC 1 BATTLEWOOD

11912002200

SIGNATURES OF GRANTORS MAKING THIS DEED

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

Signature: Yiqun Zhang Date: 8/13/2026
Yiqun Zhang, Grantor

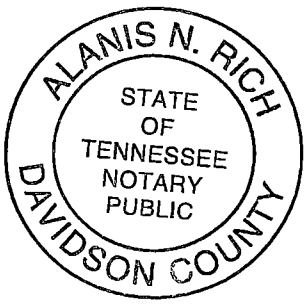
NOTARY ACKNOWLEDGMENT

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, 2026.

[stamp]



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

BILL GARRETT, Davidson County
Trans:T20170033830 DEEDWARR
Recvd: 04/21/17 12:43 2 pgs
Fees:13.00 Taxes:555.00
20170421-0039385

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 18th day of April, 2017, by and between Brenda L Photivihok, unmarried, party of the first part, and Hong Jun 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, Tennessee, being Lot No. 14 on the Plan of Battlewood, Section 1, of record in Book 1835, Page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being all or part of the same property conveyed to Brenda L. Photivihok by virtue of that certain CASH Deed dated October 29, 2003, and being of record at Instrument No. 20031113-0166025 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), their heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and subject to Restrictions of record in Book 3791, page 321, Book 1494, page 513, and in Book 1911, page 67 and Easements of record in Book 1835, page 513, and in Book 4373, page 171, said Register's Office; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than

WITNESS the signature of the party of the first part the day and year first above written.

Brenda L Photivihok

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Brenda L Photivihok 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 18th day of April, 2017.

Notary Public

My Commission Expires: 9.25.19

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

Property Owner & Address:	Hong Jun Liao and Yiqun Zhang 22 Cameo Drive Nashville, TN 37211
Tax Parcel No	11912002200
Property Address:	22 Cameo Drive Nashville, TN 37211
MAIL TAX BILLS TO:	Owner at Property Address

STATE OF Tennessee
COUNTY OF 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 $150,000.00 which amount is equal to or greater than the amount which the property would command at a fair and