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

20260813-0075725

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.~~ Y2

PROPERTY DESCRIPTION

Street address of the property: 112 Bonnie Briar Ln, Nashville, Tennessee 37212

Legal description of the property:
UNIT 12 BONNIE BRIAR

117030F01200

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: _____
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**

(3)

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 23rd day of April, 2004.

SANDRA S. TOMLIN Notary Public At Large WILLIAMSON COUNTY, TN

Notary Public

My Commission Expires: 12-15-09

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 04/28/04 14:57 2pgs
Fees:13.00 Taxes:832.50
20040428-0048286

ADDRESS NEW OWNER(S) AS FOLLOWS:
Hong-jun Liao and Yiqun Zhang
112 Bonnie Briar Lane
Nashville, TN 37212

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
117-3-0-F-12

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Dana W. Goodwin and wife, Tricia L Goodwin** hereinafter referred to as Grantors, hereby transfers and conveys to **Hong-jun Liao and wife, Yiqun Zhang** hereinafter referred to as 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, Tennessee, being Unit No. 12 on the Plan of Bonnie Briar of record in Plat Book 6900, Page 423, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Dana W. Goodwin, unmarried by Warranty Deed from Robert A. Metry and wfie, Alyssa Midla of record in Book 9322, Page 491, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Dana W.

The Plan of record in Plat Book 6900, Page 423, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 7341, Page 525, Book 7426, Page 659, and Book 7442, page 515, Register's Office for Davidson County, Tennessee.

Homeowner's Association Charter of record in Book 7432, Page 539, Register's Office for Davidson County, Tennessee.

Quitclaim Deed of Common Areas of record in Book 7427, Page 357, and Book 7442, Page 512, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 112 Bonnie Briar Lane, Nashville, TN 37212.

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 I do covenant with the said **GRANTEES** 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, unless otherwise herein set out; 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 **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 23rd day of April, 2004.

Dana W. Goodwin

Tricia L. Goodwin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **K. Thomas Sidwell**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Dana W. Goodwin and wife, Tricia L. Goodwin for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Dana W. Goodwin and wife, Tricia L. Goodwin, and is authorized by Dana W. Goodwin and wife, Tricia R. Goodwin to execute this instrument on their behalf.