Karen Johnson Davidson County
Batch # 1464850 DEEDQC
08/27/2026 09:49:05 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260827-0079590

Instrument prepared by:
MICHAEL K. WALKER
Attorney at Law
341 Harrison Street
Nashville, Tennessee 37219

# QUIT CLAIM DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NO. |
|---|---|---|
| LE ZHANG | CMG MORTGAGE, INC. | 091-02-4W-037.00-CO |
| 2085 EDISON PARK LANE | 3160 CROW CANYON RD. #400 | |
| NASHVILLE, TN 37209 | SAN RAMON, CA 94583 | |

KNOW ALL MEN BY THESE PRESENTS:

That XINGYU DU, Grantor, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed in the Circuit Court for Davidson County, Tennessee, between LE ZHANG, Plaintiff, and XINGYU DU, Defendant, does hereby demise, release, and forever quitclaim unto the said, LE ZHANG, her heirs successors and assigns, all title, interest, and estate, legal and equitable, in and to a tract or parcel of land located in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 37, on the plan of EDISON PARK NASHVILLE, A TOWNHOUSE PLANNED UNIT DEVELOPMENT, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20190508-0043217, amended in Instrument 20190524-0049673 and Instrument 2021 0618-0082869, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description

Being part of the same property conveyed to Toll Southeast LP Company, Inc., a Delaware corporation by Warranty Deed dated 0211212020, from Thrive California, LLC, a Delaware limited liability company, of record in Instrument 20200214-001 6898, as affected by Scrivener's Affidavit of record in Instrument 20200724-0081425, Deed of Correction of record in Instrument 20210525-0070384, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2022 and subsequent years, a lien not yet due and payable. Covenants, conditions, easements and restrictions recorded in Instrument 20190508-004321 7, amended in Instrument 201 90524-0049673 and Instrument 20210618-0082869, Register's Office for Davidson County, Tennessee. Assignment and Assumption of Declarants Rights of record in Instrument 20200214-0016899, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers of record in Book 5010, Page 359, Book 5010, Page 363 and Book 5010, Page 421, in the Register's Office for Davidson County, Tennessee. Declaration of Restrictions and

Covenants for Stormwater Facilities and Systems of record in Instrument 2019071 1-0067539, in the Register's Office for Davidson County, Tennessee. Charter of record In Instrument 20190508-0043216, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2085 Edison Park Lane, Nashville, Tennessee 37209.

Being the same property conveyed to Le Zhang, by Warranty Deed from Toll Southeast LP Company, Inc. a Delaware Corporation of record in Instrument No. 20211216-0166244, dated December 9, 2021 of record in and recorded December 16, 2021, Register's Office for Davidson County, Tennessee.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

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The said LE ZHANG, hereby agrees to pay and agrees to hold XINGYU DU harmless from an original Deed of Trust in favor of CMG MORTGAGE, INC., d/b/a/ CMG FINANCIAL, said note bearing an original unpaid principal balance of $428,028 as evidenced by a Deed of Trust of record filed in Instrument No. 20211216-0166245, dated December 9, 2021 and recorded on December 16, 2021 in the Register's Office for Davidson County, Tennessee.

The actual consideration on this transfer is $0. Exempt pursuant to T.C.A. 67-4-409(a)(1)(C)(v)

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named XINGYU DU, the Grantor, with whom I am personally acquainted, who acknowledged to me that she executed the within instrument for the purposes therein contained.

XINGYU DU
*Grantor*

Sworn to and subscribed before me
this 4th day of August, 2026.

NOTARY PUBLIC

ASHLEY L. HOLLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 11/08/2027

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named LE ZHANG, the Grantee, with whom I am personally acquainted, who acknowledged to me that she executed the within instrument for the purposes therein contained.

LE ZHANG
*Affiant/Grantee*

Sworn to and subscribed before me
this 4th day of August, 2026.

NOTARY PUBLIC

ASHLEY L. HOLLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 11/08/2027

This instrument prepared from information provided by the parties involved.