Karen Johnson
Batch # 1465223
08/31/2026 08:22:54 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260831-0080109

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO: **MUSIC CITY ESTATE LAW** **1650 MURFREESBORO ROAD** **SUITE 130** **FRANKLIN, TN 37067** **(615) 628-7775**	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is $0.00. This is a transfer to a revocable trust. Affiant Subscribed and sworn to before me, this 21st day of August 2026. Notary public My commission Expires: 09/03/2029

MICHAEL AWAD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/03/2029
COUNTY OF DAVIDSON

QUITCLAIM DEED

Address New Owner: Feifei and Tantan Community Property Trust 385 Shadow Creek Dr. Brentwood, TN 37027	Send Tax Bills to: Feifei and Tantan Community Property Trust 385 Shadow Creek Dr. Brentwood, TN 37027	Map-Parcel #: 095-07-0-124.00

FOR AND IN CONSIDERATION of Zero and 00/100 Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged Yihan Wang and Fen Xia do hereby quitclaim, transfer and convey unto Yihan Wang and Fen Xia, as Tennessee Qualified Trustees of the Feifei and Tantan Community Property Trust dated August 21, 2026, all of their right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described below:

Lying and being in Davidson County, Tennessee, and being Lot 18 on the Plan of Merry Oaks, Section IV, as of record in Book 2331, Page 128, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 18 fronts 138.8 feet on the West side of McGavock Pike, and runs back 340.5 feet on the North line and 339.4 feet on the South line to a dead line in the rear on which it measures 121.5 feet.

Being the same property conveyed to Yihan Wang and Fen Xia, from David L. Schenkel and Kendra Schenkel, husband and wife, by Warranty Deed, dated January 17, 2020, and recorded on January 23, 2020, as Instrument No. 20200123-0008465, Register's Office for Davidson County, Tennessee.

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Address: 272 McGavock Pike, Nashville, Tennessee 37214

Witness my hand this 21st day of August 2026.

Yihan Wang

Fen Xia

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Personally appeared before me, Michael Awad, Notary Public, Yihan Wang and Fen Xia, as Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day, August 21, 2026.

[Seal]

MICHAEL AWAD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/03/2029
COUNTY OF DAVIDSON

Michael Awad, Notary Public
My commission expires: 09/03/2029