Karen Johnson Davidson County
Batch # 1465223 DEEDQC
08/31/2026 08:22:54 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260831-0080111

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO: **MUSIC CITY ESTATE LAW** **1650 MURFREESBORO ROAD** **SUITE 130** **FRANKLIN, TN 37067** **(615) 628-7775** MICHAEL AWAD TENNESSEE NOTARY PUBLIC My Comm Exp. 09/03/2029 COUNTY OF DAVIDSON	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

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Feifei and Tantan Community Property Trust 385 Shadow Creek Dr. Brentwood, TN 37027	Feifei and Tantan Community Property Trust 385 Shadow Creek Dr. Brentwood, TN 37027	147 04 0 157.00

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, husband and wife, 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 in "Exhibit A."

Being the same property conveyed to Yihan Wang and Fen Xia, Husband and Wife, from Catamount Properties 2018, LLC, a Delaware limited liability company, by Warranty Deed, dated April 1, 2025, and on recorded on April 4, 2025, as Instrument No. 20250404-0025634, 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: 277 Richbriar Road, Nashville, Tennessee 37211

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

Exhibit A

LAND SITUATED IN DAVIDSON COUNTY, TN, BEING LOT NO 267, ON THE PLAN OF SECTION V, HILLBROOK, AS OF RECORD IN BOOK 3700, PAGE 73, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT FRONTS 75 FEET ON THE SOUTHERLY SIDE OF RICHBRIAR ROAD AND EXTENDS BACK BETWEEN LINES, 150.1 FEET TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 76.15 FEET.