Karen Johnson
Batch # 1465261
08/31/2026 09:11:31 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260831-0080185

THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

No title search was performed in preparation of this Quitclaim Deed.

STATE OF TENNESS
COUNTY OF DAVID

The actual consideration for this transfer is: $0.00.

Affiant

Subscribed and sworn to before me, this 28 day of August, 2026.

Notary Public

My Commission Expires:

VIRGINIA DESJARLAIS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Zufen Wang and Yan Zhao 1204 Hope Village Way Hermitage, TN 37076	New Owner	Map and Parcel No.: 087-13-0A-040.00CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Zufen Wang, now married** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Zufen Wang and Yan Zhao, wife and husband**, their heirs and assigns, all of her interest in the following land located in Davidson County, Tennessee, described as follows, to-wit:

Unit No. 40 of New Hope Village, a horizontal property regime established pursuant to Tenn. Code Ann. Section 66-27-101 et seq., under the Declaration of Covenants, Conditions and Restrictions for New Hope Village, a Horizontal Property Regime with Private Elements of record in Instrument No. 20211007-0134975, amended in Instrument No. 20220314-0029616, and Instrument No. 20220815-0092369, amended in Instrument No. 20230802-0059539 and Scrivener's Affidavit in Instrument No.20230803-0059840 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, though, or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit "A-1" to said Declaration.

Being the same property conveyed to Zufen Wang, an unmarried person by Warranty Deed from Beazer Homes LLC, a Delaware limited liability company, dated and recorded September 8, 2023 in Instrument No. 20230908-0070757, in the Register's Office of Davidson County, Tennessee. Zufen Wang now married to Yan Zhao.

This is improved property known as: **1204 Hope Village Way, Hermitage, TN 37076.**

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of August, 2026.

Zufen Wang

Zufen Wang

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

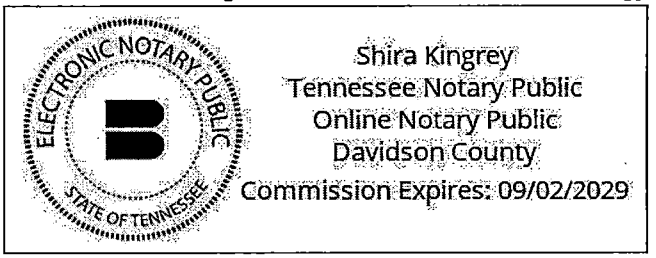
Personally appeared before me by means of an interactive two-way audio/video communication, a Notary Public in and for said County and State, the within named, **Zufen Wang**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of August, 2026.

Shira Kingrey

Notary Public
My Commission Expires: _____

Notarized online using audio-video communication technology



Tennessee Certification of Electronic Document

I, Ryan Dieck, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 28, 2026 (date of document).

Affiant Signature

8/28/2026
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 28th day of August, 2026.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

