Karen Johnson Davidson County
Batch # 1465529 DEEDQC
09/01/2026 10:45:29 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260901-0080557

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 SHERRY H. WANG, AFFIANT Subscribed and sworn to before me, this 21 day of August 2026. NOTARY PUBLIC My Commission Expires: 01/22/30

MARIA GUILLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 22, 2030

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
SHERRY H. WANG and JOSEPH APHINYANAPHONGS, CO-TRUSTEES 1900 Sweetbriar Avenue Nashville, Tennessee 37212	New Owner	Map and Parcel No.: 150-01-0-234.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, **Sherry H. Wang, Trustee of the Aphinyanaphongs Joint Revocable Living Trust Agreement U/A/D October 2, 2001**, (hereinafter the "Grantor") do hereby quitclaim, transfer and convey unto **Sherry H. Wang and Joseph Aphinyanaphongs, Co-Trustees of the Sherry H. Wang Revocable Trust, dated November 21, 2025**, its successors and assigns, all of the Trust's right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 418 Clearwater Drive, Nashville, Tennessee 37217, and more particularly described as follows:

Land In Davidson County, Tennessee, being Lot No. 781 on the Plan of Section 16, Edge-O-Lake Estates, of record in Book 4175, Page 157, Register's Office for said County.

Said Lot No. 781 fronts 85.0 feet on the southeasterly margin of Clearwater Drive and extends back 155.0 feet on the northeasterly line and 159.98 feet on the southwesterly line to a dead line in the rear, measuring 66.21 feet thereon.

Being the same property conveyed to Ken Aphinyanaphongs and wife, Sherry H. Wang, Trustees of the Aphinyanaphongs Joint Revocable Living Trust Agreement U/A/D October 2, 2001 from Kriengkrai Aphinyanaphongs and Sherry H. Wang, individually, by Quitclaim Deed recorded in the Register's Office of said county and state as Instrument No. 20011017-0113148.

The said Ken Aphinyanaphongs having since died on October 28, 2025, leaving Sherry H. Wang as the sole Trustee of the Aphinyanaphongs Joint Revocable Living Trust Agreement.

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

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 21 day of August 2026.

Sherry H. Wang, Trustee of the Aphinyanaphongs Joint Revocable Living Trust Agreement, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Sherry H. Wang, Trustee of the Aphinyanaphongs Joint Revocable Living Trust Agreement**, the Grantor, 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 and official seal at office, this 21 day of August 2026.

Maria Guillen
Notary Public

My Commission Expires: 01/22/30

