Karen Johnson Davidson County
Batch# 1467474 DEEDQC
09/02/2026 03:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260902-0081384

Prepared by: Wessley S. Inscoe, Attorney, 1503 16th Ave S, Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Songyi Yao and Hong Zhai

TO:

Songyi Yao and Hong Zhai, Trustees of the Yao-Zhai Family Revocable Trust dated August 28, 2026

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY executed this 28th day of August, 2026, by **Songyi Yao and Hong Zhai, a married couple** ("Grantors"), to **Songyi Yao and Hong Zhai, Trustees of the Yao-Zhai Family Revocable Trust dated August 10, 2026, and any amendments thereto** ("Grantee"),

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grantors do hereby quitclaim and convey unto Grantee, all of Grantors' right, title, and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> BEING Lot No. 63, on the Plan of Villages of Brentwood, Phase I, as of record in Book 5200, page 613, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.
>
> BEING the same property conveyed to Songyi Yao and Hong Zhai, by Warranty Deed from Joseph W. Langsdon and wife, Teresa C. Langsdon, dated November 25, 1996, and recorded on December 2, 1996, in Book 10274, Page 404, in the Register's Office for Davidson County, Tennessee.

This legal description was taken from the previous deed of record.

This conveyance and the concerned real estate are subject to the following: (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) all other matters and restrictions of public record.

For purposes of this instrument, words used in the singular shall include the plural and vice versa,

as the context may require. Words of any gender shall be deemed to include all genders, and references to a person shall include individuals, corporations, partnerships, limited liability companies, and other legal entities.

This is improved property known as: **5324 Village Way, Nashville, TN 37211**.

IN WITNESS WHEREOF, Grantors have executed this quitclaim deed of realty as of the date written first herein.

Songyi Yao

Songyi Yao
Grantor

Hong Zhai

Hong Zhai
Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Songyi Yao and Hong Zhai**, named within, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 28th day of August, 2026.

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Jennifer Wheeler

Notary Public

My Commission Expires: 11.5.29

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).

Property Owner(s) Name and Mailing Address	Person/Entity Responsible for Payment of Property Taxes	Property Address and Map/Parcel No.
Songyi Yao and Hong Zhai, Trustees 5324 Village Way Nashville, TN 37211	Same/Owner	5324 Village Way Nashville, TN 37211 161-10-0A-044.00

Certificate of Authenticity

I, Thomas W. Steelman, 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 8-28-26.

Affiant Signature

8-28-26
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: 11.5.29

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON