PREPARED BY AND RECORDING REQUESTED BY
Yao Xu and Yueli Zhang
4837 Redcastle Ridge
Nashville, Tennessee 37211
6153979976

AND WHEN RECORDED, MAIL DOCUMENT AND TAX STATEMENT TO:
Yao Xu and Yueli Zhang
4837 Redcastle Ridge
Nashville, Tennessee 37211
6153979976

Karen Johnson Davidson County
Batch # 1478737 DEEDQC
09/29/2026 02:19:33 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260929-0090088

Quitclaim Deed

GRANTORS:

Yao Xu and Yueli Zhang, a married couple, whose address is 4837 Redcastle Ridge, Nashville, Tennessee 37211.

GRANTEES:

Yao Xu and Yueli Zhang as Trustees of The Xu Family Living Trust dated September 24, 2026, whose address is 4837 Redcastle Ridge, Nashville, Tennessee 37211.

QUITCLAIM

This quitclaim deed is made between Yao Xu and Yueli Zhang, a married couple, (Grantors) and Yao Xu and Yueli Zhang as Trustees of The Xu Family Living Trust dated September 24, 2026 (Grantees). For consideration of ten dollars ($10) paid and received, the receipt and sufficiency of which is hereby acknowledged, the Grantors remise, release, and forever convey and quitclaim to Grantees all of the Grantors' right, title, interest, and claim in or to that real property described below located in Davidson County, Tennessee.

To have and to hold, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging to the property, or in any way appertaining, and the rents, issues, and profits of the property to Grantees and Grantees' assigns forever.

PROPERTY DESCRIPTION

Street address of the property: 523 Harding Place, Unit 13, Nashville, Tennessee 37211

Legal description of the property: See Exhibit A, attached.

147-02-0A-013.00

SIGNATURE OF GRANTORS MAKING THIS DEED

Signature: _____ Date: 9/24/2026
Yueli Zhang, Grantor

Signature: _____ Date: 9/24/2026
~~Yao Xu, Grantor~~

NOTARY ACKNOWLEDGMENT

State of Tennessee

County of Davidson

Personally appeared before me, Yao Xu, Yueli Zhang (name of officer), Louise Elizort (official capacity of officer), Yueli Zhang and Yao Xu (names of grantors), with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24 day of September, 2026.

Signature of Notarial Officer: Louise Elizort

Title of Office: Notary public

[stamp] My commission expires: 07/14/2030

LOUISE ELIZORT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07-14-2030
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
_____, **Affiant**
Subscribed and sworn before me this the
29 **Day of** September, 2026.
J. Rivera, **Deputy Register**

Page 1 of 2

Exhibit A to Quitclaim Deed

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,000.00.

Affiant

Bill Garrett Davidson County
Batch# 123574 DEEDWARR
08/01/2018 03:34:58 PM 2 pgs
Fees: $13.00 Taxes: $381.10
[redacted]
20180801-0075424

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

JM-FSBO-18-523

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Yao Xu and Yueli Zhang	**NEW OWNER**	
(NAME) 4837 Redcastle Ridge	(NAME)	**147-2-A-13.00CO**
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BINGYING HAN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **YAO XU AND YUELI ZHANG, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 13, Building B, The Coach House, A Condominium, of record in Plat Book 4675, Page 107, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Bingying Han by Warranty Deed from Steven L. Bradley as Trustee of the Boerner Family Trust, recorded April 12, 2013 in Instrument No. 20130412-0036642, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Plan of record in Plat Book 4675, Page 107, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Coach House, and recorded in Book 4809, Page 829, amended in Book 4813, Page 964; Book 5100, Page 894 and Book 5100, Page 897, Register's Office for Davidson County, Tennessee.
- Charter of The Coach House Association Inc. of record in Book 4813, Page 686, Register's Office for Davidson County, Tennessee.
- Rules and Regulations of record in Instrument Nos. 20151204-0122645 and 20171103-0113266, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **523 Harding Place #13, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 27th DAY OF JULY, 2018.

Bingying Han

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BINGYING HAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of July, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-05-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212