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

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

Karen Johnson Davidson County
Batch # 1478737 DEEDQC
09/29/2026 02:19:33 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260929-0090089

Quitclaim Deed

GRANTORS:

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

GRANTEES:

Yueli Zhang and Yao Xu 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 Yueli Zhang and Yao Xu, a married couple, (Grantors) and Yueli Zhang and Yao Xu 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: 3600 Hillsboro Pike, Unit H-13, NASHVILLE, Tennessee 37215

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

117-11-0B-124.00-CO

SIGNATURE OF GRANTORS MAKING THIS DEED

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

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

NOTARY ACKNOWLEDGMENT

State of Tennessee
County of Davidson

Personally appeared before me, Yaoxu, Yueli Zhang (name of officer), Louise Elizort (official capacity of officer), Yao Xu and Yueli Zhang (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
My commission expires: 07/14/2030

[stamp]

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**

Exhibit A to Quitclaim Deed

Karen Johnson Davidson County
Batch# 341829 DEEDWARR
01/10/2020 01:19:30 PM 3 pgs
Fees: $18.00 Taxes: $573.50
20200110-0003765

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$155,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th DAY OF JANUARY, 2020.

Notary Public

COMMISSION EXPIRES: _____

(AFFIX SEAL)

CHRISTY MICHELLE JONES NOTARY PUBLIC STATE OF TENNESSEE DICKSON COUNTY MY COMMISSION EXPIRES 2-21-2021

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
YUELI ZHANG AND YAO XU	**SAME**	**117-11-0B-124.00-CO**
(NAME) **4837 REDCASTLE RIDGE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, MARTHA SHIPMAN-ARKOVITZ AND HUSBAND, DONALD ARKOVITZ,** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **YUELI ZHANG AND YAO XU, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY,** STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, described as Unit H-13 Villager East Condominium Apartments, a Condominium, a Horizontal Property Regime, located on Hillsboro Road, Davidson County, Tennessee, as shown on the plat of Villager East Condominium Apartments, recorded in Plat Book 5200, Page 178, said Register's Office, and described in a Master Deed recorded in Book 5457, Page 298, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property co-owners and tenants of Villager East Condominium Apartments, contained in the Master Deed recorded in Book 5457, Page 298, and By-Laws recorded in Book 5457, Page 338, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Martha Shipman-Arkovitz and husband, Donald Arkovitz, from Richard A. Krebs and wife, Janet B. Krebs, by deed dated February 5, 2002, of record in Instrument No. 20020226-0024192, said Register's Office.

This conveyance is subject to Matters shown on the Plan of record in Plat Book 5200, Page 178; Master Deed for Villager East Condominium Apartments of record in Book 5457, Page 298, and corrected in Book 5553, Page 336; By-Laws of record in Book 5457, Page 338; Charter of record in Book 5450, Page 744; and any and all other easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **3600 HILLSBORO PIKE, H-13, NASHVILLE, TN 37215**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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; 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 GRANTEES, 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 our hands this 9th day of January, 2020.

MARTHA SHIPMAN-ARKOVITZ

DONALD ARKOVITZ

STATE OF FLORIDA
COUNTY OF OKALOOSA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Martha Shipman Arkovitz and husband, Donald Arkovitz**, the bargainor, 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 and official seal at office this 9th day of January, 2020.

My commission expires: Jun 21, 22

Notary Public

TONYA M HOLDER
Notary Public - State of Florida
Commission # GG 231044
My Comm. Expires Jun 21, 2022
Bonded through National Notary Assn.

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jill Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Christy Michelle Jones, **a notary public for this county and state,** Jill Neely **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

Christy Michelle Jones

Notary's Signature

My Commission Expires: _____

Notary's Seal (If on paper)

CHRISTY MICHELLE JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 2-27-2021