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
Batch # 1478737
09/29/2026 02:19:33 PM
Fees: $22.00 Taxes: $0.00

Davidson County
DEEDQC
4 pgs

20260929-0090090

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: 2134 FAIRFAX AVE, Unit E-8, NASHVILLE, Tennessee 37212

Legal description of the property:
See Exhibit A, attached.
Note: as trustee of the trust, we (Yueli Zhang and Yao Xu) are transferring only our portion in this property.

104-11-0A-072.00CO

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, Yao Xu, 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: _____

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 **20**26.
J. Rivera, **Deputy Register**

Exhibit A to Quitclaim Deed

WARRANTY DEED B-SR-09-2134-E8	STATE OF Tennessee COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00 Affiant Subscribed and sworn to before me, this 28th DAY OF May, 2009. Notary Public MY COMMISSION EXPIRES: 7-24-10 (AFFIX SEAL)
THIS INSTRUMENT WAS PREPARED BY Rudy Title and Escrow 2012 21st Ave South Nashville, TN 37212	

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nina Xu	First Tennessee Bank National Association	
2134 FAIRFAX AVENUE, UNIT E8 (ADDRESS)	9700 Bissonnet St., Ste. 1500 (ADDRESS)	
NASHVILLE, TN 37212-3648 (CITY) (STATE) (ZIP)	Houston, TX 77036 (CITY) (STATE) (ZIP)	104110A07200CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KARU JAYATHILAKE, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto NINA XU AND YAO XU AND YUELI ZHANG, hereinafter called the Grantee(s), their heirs 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. E-8, OF THE VILLAGER WEST CONDOMINIUM APARTMENTS, OF RECORD IN BOOK 5210, PAGE, 174, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ. AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED OF VILLAGER WEST CONDOMINIUM OF RECORD IN BOOK 5452, PAGE 419, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO JEFFERY L. JETTON, UNMARRIED BY DEED FROM OPHIA DEANE HOLLADAY, A WIDOW OF RECORD IN BOOK 11504, PAGE 465 ON 05/26/1999 AND FILED FOR RECORD ON 06/01/1999, REGISTER'S OFFICE FOR DAVIDSON COUNTY. BEING THE SAME PROPERTY CONVEYED TO KARU JAYATHILAKE, MARRIED BY DEED FROM JEFFERY L. JETTON, UNMARRIED OF RECORD IN INSTRUMENT 20080116000502S ON 01/11/2008 AND FILED FOR RECORD ON 01/16/2008, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

THIS CONVEYANCE IS SUBJECT TO A) 2009 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 5210, PAGE 174, BOOK 5452, PAGE 419, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 2134 FAIRFAX AVE #E-8, NASHVILLE, Tennessee 37212-3648
(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 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.

BILL GARRETT, Davidson County
Trans:T20090036912 DEEDWARR
Recvd: 06/03/09 15:30 2 pgs
Fees:13.00 Taxes:407.00
[redacted]
20090603-0051417

Witness my/our hand(s) this 28th day of May, 2009.

Karu Jayathilake

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karu Jayathilake, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of May, 2009.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903