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
20260929-0090091

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: 4837 Redcastle Ridge, Nashville, Tennessee 37211

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

172-14-0B-131.00CO

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: 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
L. Rivera, Deputy Register

Exhibit A to Quitclaim Deed

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Yao Xu
4837 Redcastle Ridge
Nashville, TN 37211
SEND TAX BILLS TO:
Terrace Mortgage Company
900 Ashwood Parkway, Suite 130
Atlanta, GA 30338

WARRANTY DEED

(Map/Parcel 172-14-0B-131.00CO)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **NOVOTNY CUSTOM HOMES, INC., a Tennessee Corporation**, hereinafter referred to as "Grantor", has bargained and sold and does hereby transfer and convey unto **YAO XU and YUELI ZHANG**, hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Lot No. 131, CLUSTER LOT DEVELOPMENT, WINFIELD PARK, PHASE 2, SECTION 1, REVISION 1, according to plat and survey of same appearing of record in Instrument No. 20010313-0024106, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> BEING the same property conveyed to Novotny Custom Homes, Inc., a Tennessee corporation, by Warranty Deed from James R. Goldenring, unmarried, dated November 25, 2009, of record in Instrument No. 20091217-0115032, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Instrument No. 20010313-0024106; to restrictive covenants of record in Book 1113, page 691; Declaration of Covenants, Conditions and Restrictions in Instrument No. 20001211-0122000 and corrected in Instrument No. 20020520-0061426; Dedication of common area in Instrument No. 20020515-0059529; easement for ingress and egress in Book 5552, page 857; BellSouth easement in Book 11628, page 204; easement agreement in Book 11124, page 852; storm water detention agreement in Book 11744, page 254; all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 4837 Redcastle Ridge, Nashville, TN 37211.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantor covenants with the said Grantees that Grantor is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the

BILL GARRETT, Davidson County
Trans:T20110076067 DEEDWARR
Recvd: 12/02/11 09:48 2 pgs
Fees:13.00 Taxes:1439.30
[redacted]
20111202-0093912

same is unencumbered except as noted herein, and for the 2011 real property taxes which will be prorated at closing and paid by the Grantor.

Grantor further covenants and bind Grantor, its successors and/or assigns, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS ITS HAND and signature on this the 29th day of November, 2011.

NOVOTNY CUSTOM HOMES, INC.

By:_____
Anthony Novotny, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anthony Novotny, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the President of Novotny Custom Homes, Inc., the within named bargainor, a corporation, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such officer.

Witness my hand and official seal, this the 29th day of November, 2011.

_____
Notary Public

My Commission Expires: **AUGUST 16, 2014**

(SEAL)

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $389,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this 29th day of November, 2011.

_____
Notary Public

My commission expires: **AUGUST 16, 2014**

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

File No. 20110433