PREPARED BY AND RECORDING REQUESTED BY
Yao Xu
4837 Redcastle Ridge
Nashville, Tennessee 37211
615-397-9976

AND WHEN RECORDED, MAIL DOCUMENT AND TAX STATEMENT TO:
Yao Xu
4837 Redcastle Ridge
Nashville, Tennessee 37211
615-397-9976

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

Davidson County
DEEDQC
4 pgs

20260929-0090092

Quitclaim Deed

GRANTOR:

Yao Xu, a married person, whose address is 4837 Redcastle Ridge, Nashville, Tennessee 37211.

GRANTEE:

Yao Xu, as Trustee 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, a married person, (Grantor) and Yao Xu as Trustee of The Xu Family Living Trust dated September 24, 2026 (Grantee). For consideration of ten dollars ($10) paid and received, the receipt and sufficiency of which is hereby acknowledged, the Grantor remises, releases, and forever conveys and quitclaims to Grantee all of the Grantor's 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 Grantee and Grantee's assigns forever.

PROPERTY DESCRIPTION

Street address of the property: 1300 CROWN POINT PLACE, NASHVILLE, Tennessee 37211

Legal description of the property:
See Exhibit A, attached.
Note: as a trustee of the trust, I (Yao Xu) is transferring only my portion in this property.

161-06-0A-167.00CO

SIGNATURE OF GRANTOR MAKING THIS DEED

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), ~~Yao~~ Xu (name of grantor), with whom I am personally acquainted, and who acknowledged that such person 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, 2026.
J. Rivera, Deputy Register

Exhibit A to Quitclaim Deed (1)

McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615.377.3319

EMILY BETTS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires MAR. 9, 2020

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $253,900.00

Elizabeth H. Willis
Affiant

Subscribed and sworn to before me, this 15th day of November, 2017.

Emily Betts
Notary Public

My commission expires: _____

Bill Garrett Davidson County
Batch# 28230 DEEDWARR
11/20/2017 02:18:38 PM 2 pgs
Fees: $13.00 Taxes: $939.43

20171120-0119009

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Nina Xu **Yao Xu**	**New Owner**	**Map/Parcel: 161-06-0-A-167.00CO**
1300 Crown Point Place		
Nashville, TN 37211		

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 ACKNOWLEDGE, WE,

Johanna C. Easley, now known as Johanna Easley Seymour

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nina Xu and Yao Xu

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:

Land in Davidson County, Tennessee, being Unit 167 on the plan of Oakhill Townhomes, Phase 3, Lot 3, as shown as Exhibit "A-1" to the Second Supplemental Declaration to Declaration of Protective Covenants, Conditions Restrictions and easements for Oakhill Townhomes of record in Instrument No. 20080709-0070601, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Johanna C. Easley, by Warranty Deed, from Centex Homes, dated May 27, 2010, of record in Instrument No. 20100602-0042418, Register's Office for Davidson County, Tennessee. Johanna C. Easley having since married and is now known as Johanna Easley Seymour.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Instrument No. 20070614-0071397, amended in Instrument No. 20080325-0030014 and Instrument No. 20080709-0070601, Register's Office for DAVIDSON County, Tennessee.
QCD of common areas to HOA of record in Instrument No. 20080909-0092190, Register's Office for DAVIDSON County, Tennessee.
All matters of record in Plat Book 4460, Page 76 and Book 4460, Page 77, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1300 Crown Point Place, Nashville, TN 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 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, 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 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 my/our hand(s) this 15th day of November, 2017.

Johanna Easley Seymour

Tyler Seymour

*Tyler Seymour is signing to convey his marital rights for this property.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Johanna Easley Seymour and Tyler Seymour, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of November, 2017.

Notary Public

My Commission Expires:_____

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021

File #: **170653JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027