Recording Requested by and when Recorded
Return to:

Justin Paik
Ferris & Britton
A Professional Corporation
501 West Broadway, Suite 1450
San Diego, CA 92101

Karen Y Johnson Davidson County
Batch# 148813 DEEDQC
10/04/2018 09:21:29 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20181004-0098522

QUITCLAIM DEED

Address of Owner:
Jonathan Seul Choi and Luxi Choi,
Co-Trustees
8204 Phyllis Place
San Diego, CA 92123

Send Tax Bills to:
People's Home Equity
5205 Maryland Way, Suite 100
Brentwood, TN 37027

Map-Parcel:
Map 081-08-0R
Parcel 005.00 CO

No oath of value is required because this conveyance is a transfer by transferors of real estate into a revocable living trust created by the transferors and revocable by the transferors. TCA §67-4-409(a)(3)(F), (a)(5).

For no consideration, Luxi Choi, who is formerly known as Luxi Fang, and Jonathan Seul Choi, who is also known as Jonathan Choi, wife and husband, hereby remise, release and forever quitclaim to Jonathan Seul Choi and Luxi Choi, as Co-Trustees of the 2018 Choi Family Trust, a trust for the benefit of themselves and their issue, originally created under instrument dated the same date as this deed is signed, all of their respective and collective right, title and interest in and to the following described real property in the County of Davidson, State of Tennessee, commonly known as 600 Garfield Street, Unit 6, Nashville, TN 37208, as legally described as follows:

> Being all of Unit No. 6 on the plan of 600 Garfield, a Townhome Development, filed as Exhibit B, and established by the Master Deed filed of record in Instrument No. 20081223-0122393, as amended in Instrument No. 20100517-0037813, together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Master Deed, in the Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description of said unit.
>
> Being a portion of the same property conveyed to Double A Development, LLC, a Tennessee limited liability company by Quitclaim Deed dated February 1, 2008 from Q. Scott Pulliam, Trustee, and filed of record in Instrument No. 20080204-0011351, as corrected in a Scrivener's Affidavit in Instrument No. 20080215-0015201, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record: (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The instrument constituting the source of the grantors' interest in the foregoing described property was a Warranty Deed recorded under Instrument No. 20120716-0062482 in the Register's Office of Davidson County, State of Tennessee.

(the balance of this page is intentionally blank)
(the signature page follows)

IN WITNESS WHEREOF, we have hereunto set our hands this 17th day of August, 2018.

8/17/18
Dated

Jonathan Seul Choi

8/17/18
Dated

Luxi Choi

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Diego

On August 17, 2018, before me, Nicholas G. Smith, Notary Public, personally appeared Jonathan Seul Choi and Luxi Choi, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

NICHOLAS G. SMITH
Notary Public – California
San Diego County
Commission # 2217325
My Comm. Expires Oct 8, 2021

Signature _____ (Seal)