Karen Johnson Davidson County
Batch# 436742 DEEDQC
07/13/2020 03:29:47 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200713-0076491

THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer is: $-0-.

KCA
Affiant

Subscribed and sworn to before me, this 15th day of July, 2020.

Notary Public

My Commission Expires:

SHIRA KINCREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Claire Koch Au, Trustee 1538C Douglas Avenue Nashville, TN 37206	New Owner 6544 Fremont Circle Huntington Beach, CA92648	083 02 0J 001.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Claire K. Au, unmarried** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Claire Koch Au, Trustee of the Claire Koch Au Family Trust,** their heirs and assigns, all of their rights, title and interest in the real property in the County of DAVIDSON, State of Tennessee, and more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 1538C of The Element at 1538 Douglas, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing The Element at 1538 Douglas, a Horizontal Property Regime, of record in Instrument No. 20150226-0016807, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to Element Ventures, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Woodland Street Partners, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20151231-0131751, in the Register's Office of Davidson County, Tennessee, dated December 28, 2015 and recorded on December 31, 2015.

Being the same property conveyed to Claire K. Au from Element Ventures, LLC by Warranty Deed recorded in Instrument No. 20200706-0072425, in the Register's Office of Davidson County, Tennessee.

Claire K. Au and Claire Koch Au being one and the same person.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2020 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30 day of June 2020.

Claire K. Au

Claire K. Au

STATE OF California)
COUNTY OF Orange)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Claire K. Au, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30 day of June 2020.

JOSHUA MORGAN PLOTKIN
Notary Public California
Orange County
Commission # 2228170
My Comm. Expires Jan 8, 2022

Notary Public
My Commission Expires: Jan 8, 2022