Karen Johnson Davidson County
Batch# 752159 DEEDQC
11/09/2021 02:46:23 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211109-0149712

QUITCLAIM DEED

MAIL RECORDED DEED TO:

JENNIFER SOHN
SOHN LAW PLLC
3006 NORTHUP WAY SUITE 100
BELLEVUE, WA 98004

OWNER (SEND TAX BILLS TO):

SUN JO CHOI, TRUSTEE
1905 CLOVER PL.
MUKILTEO, WA 98275

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, SUN JO CHOI, an unmarried woman (herein, "Grantor"), whose address is 1905 Clover Pl., Mukilteo, WA 98275, hereby bargains, sells, remises, releases, quit claims and conveys to SUN JO CHOI, TRUSTEE, or any successors in trust, under the SUN JO CHOI REVOCABLE LIVING TRUST dated May 6, 2021, as amended (herein, "Grantee"), whose address is 1905 Clover Pl., Mukilteo, WA 98275, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 7325 Campton Rd., Nashville, TN 37211

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(F) as it is a transfer to a revocable living trust.

PIN NO: 181 01 0A 152.00

This Instrument Prepared By: RAVEN PERRY-BEACH, ESQ.
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 21st day of Oct, 2021.

GRANTOR:

Sun Jo Choi

STATE OF Washington
COUNTY OF Snohomish

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Sun Jo Choi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of October, 2021.

[Affix Notary Seal]

Sooyoung Kwon
Notary Public
State of Washington
My Appointment Expires 01/23/2023
Commission Number 205354

SIGNATURE OF NOTARY PUBLIC
My commission expires: 01/23/2023

OATH OF CONSIDERATION

STATE OF Washington
COUNTY OF Snohomish

The actual consideration for this transfer is none.

Grantee:

Sun Jo Choi Revocable Living Trust dated May 6, 2021

Sun Jo Choi, Trustee

Subscribed and sworn to under oath before me, this 21st day of October, 2021 by Sun Jo Choi, as Trustee of Sun Jo Choi Revocable Living Trust dated May 6, 2021.

[Affix Notary Seal]

Sooyoung Kwon
Notary Public
State of Washington
My Appointment Expires 01/23/2023
Commission Number 205354

SIGNATURE OF NOTARY PUBLIC
My commission expires: 01/23/2023

EXHIBIT A

[Legal Description]

LOCATED in Davidson County, Tennessee and being Lot 73, Sugar Valley, Section 5, a Planned Unit Development as shown on the plan of record in Instrument No. 20001204-0118880, Register's Office of Davidson County, Tennessee.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20210720-0097495 on July 20, 2021.

PIN NO: 181 01 0A 152.00

STREET ADDRESS:

7325 Campton Rd., Nashville, TN 37211

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated, has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.