QUITCLAIM DEED

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

STATE OF CA, COUNTY OF Orange

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00

Affiant

Subscribed and sworn to me on Feb. 28, 2023

NOTARY PUBLIC

My Commission Expires: 12/24/26

OSCAR GAYTAN
Notary Public - California
Orange County
Commission # 2428507
My Comm. Expires Dec 24, 2026

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jenny Huynh 7872 Alhambra Dr. Huntington Beach, CA 92647	Same as new owner	135-10-0D-001-00CO

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter of this instrument.

KNOW ALL MEN BY THESE PRESENTS that EAST WEST HOLDING, LLC, a Tennessee limited liability company, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto JENNY HUYNH, married, hereinafter called **"GRANTEE,"** her successors and assigns, its entire right, title and interest in and to a certain tract of land in DAVIDSON County, Tennessee, described as follows:

Karen Johnson Davidson County
Batch# 977068 **DEEDQC**
03/06/2023 08:53:09 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230306-0015633

Land in Davidson County, Tennessee, being UNIT No. IA, of the horizontal property regime with private elements commonly known as the Villas at Ransom Park, as further shown and described in the Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Villas at Ransom Park of record in Instrument No. 20080314-0026053, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to East West Holding, LLC, from Trung T. Nguyen and Jenny Huynh by Quitclaim Deed dated March 3, 2014, and recorded March 24, 2014, of record in Instrument No. 20140324-0024092, Register's Office, Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

This is known as improved property known as 1001 Capital Funds Court, Nashville, Tennessee, 37217.

WITNESS my hand on Feb 28th, 2023.

EAST WEST HOLDING, LLC

By: Jenny Huynh
Its: Member

By: Trung T. Nguyen
Its: Member

STATE OF CA

COUNTY OF Orange

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Jenny Huynh and Trung T. Nguyen (with whom I am personally acquainted or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Sole Members of **EAST WEST HOLDING, LLC** a Tennessee limited liability company, the within named bargainer, and they as such Sole Members of **EAST WEST HOLDING, LLC** and being duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as Sole Members of **EAST WEST HOLDING, LLC.**

Witness my hand and official seal on Feb 28, 2023.

OSCAR GAYTAN
Notary Public - California
Orange County
Commission # 2428507
My Comm. Expires Dec 24, 2026

NOTARY PUBLIC

My Commission Expires: 12/24/26