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Karen Johnson Davidson County
Batch# 1032269 **DEEDQC**
07/31/2023 08:50:09 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230731-0058568

After Recording, Return and Mail Tax Statements To:
Win Htat Htun and Kyi Lay San, as co-Trustees
637 Brook Hollow Road
Nashville, TN 37205

TAX PARCEL ID: 115-11-0-015.00 *SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE*

QUITCLAIM DEED TO A REVOCABLE TRUST

The undersigned Grantor declares that this conveyance transfers Grantor's interest to Grantor's revocable living trust for zero ("0") consideration
This conveyance transfers an interest into or out of a Revocable Living Trust, TCA 67-4-409(a)(2)-(3), TCA 67-4-409(a)(3)(F).
Documentary Transfer Tax is $0.00
☒ City of Nashville
☐ Unincorporated Area of _____

WIN HTAT HTUN and KYI LAY SAN, a married couple, who took title as WIN HTUN AND WIFE SAN KYI LAY, the GRANTOR,

HEREBY CONVEYS AND QUITCLAIMS TO:

WIN HTAT HTUN and KYI LAY SAN, as co-Trustees of THE HTUN-SAN LIVING TRUST, U/A dated July 14, 2023, the GRANTEE,

All our interest of THAT PROPERTY situated in the County of Davidson, State of Tennessee, more commonly known as 637 Brook Hollow Road, Nashville, TN 37205; which property is bounded and described as set forth in Exhibit "A" (attached hereto and incorporated herein by reference).

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Mail tax statements to:	Win Htat Htun and Kyi Lay San, as co-Trustees 637 Brook Hollow Road Nashville, TN 37205

Signed on July 14, 2023, County of Sacramento, California.

WIN HTAT HTUN

KYI LAY SAN

Certificate of Acknowledgment

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)
) ss.
COUNTY OF SACRAMENTO COUNTY)

On July 14, 2023, before me, Yang S. Lor, a Notary Public, personally appeared WIN HTAT HTUN and KYI LAY SAN, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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.

YANG S. LOR
COMM. # 2411521
NOTARY PUBLIC • CALIFORNIA
SACRAMENTO COUNTY
Comm. Exp. JULY 26, 2026

Notary Public Signature

Notary Public Seal

STATE OF CALIFORNIA)
) ss.
COUNTY OF SACRAMENTO COUNTY)

The actual consideration or true value, whichever is greater for this transfer is $ 0 .

Affiant

Subscribed and sworn to before me this 14 day of July 2023.

Yang S. Lor, Notary Public

Notary Public Signature

Notary Public Seal

YANG S. LOR
COMM. # 2411521
NOTARY PUBLIC • CALIFORNIA
SACRAMENTO COUNTY
Comm. Exp. JULY 26, 2026

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 317 on the Plan of West Meade Farms, Inc., Section N, of record in Plat Book 2133, page 94, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

This conveyance is made subject to the following:

All matters as set forth per Plat Book 2133, page 94, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and or Storm Drainage of record in Book 5738, page 579, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4)
building restrictions and (5) other matters of public record.

Being the same property conveyed to Win Htun, married, and KZ Shein, married, as tenants in common with right of survivorship, from Mark D. Spencer, unmarried, and Heather E. Spencer, unmarried, by Deed dated July 8, 2011 and recorded at Instrument #20110712-005313 9 in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Mark D. Spencer and wife, Heather E. Spencer by Deed from Pat McCrummen and wife, Donna McCrummen, dated 01/21/2004 and riled for record on 01/30/2004 in Instrument #20040130-0011582 in the
Register's Office for Davidson County, Tennessee.

PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN. THE DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO RESPRESENTATION WHATSOEVER OTHER THAN THAT IS HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

This conveyance is made subject to all applicable restrictions, building setback lines and all existing easements and conditions as shown of record in the Register's Office for Davidson County, Tennessee.

and more commonly known as 637 Brook Hollow Road, TN 37205.

TAX PARCEL NUMBER: 115 11 0 015.00