This instrument was prepared by:
Jenny Huynh
7872 Alhambra dr
Huntington Beach, CA 92647

Once recorded, return to:
Jenny Huynh, manager of East West Holdings
7872 Alhambra dr
Huntington Beach CA. 92647

Karen Johnson Davidson County
Batch # 1215399 DEEDQC
12/12/2024 08 34 41 AM 6 pgs
Fees $32 00 Taxes $0 00
20241212-0096402

This Space for Recorder's Use Only

Tennessee Quitclaim Deed

State of Tennessee, County of Davidson

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of 10.00 US Dollars ($ 10 00) in hand, paid to Jenny Huynh, a married individual with an address of 7882 Alhambra dr (the "Grantor" or "Grantors"), does/do hereby remise, release, and forever quit claim to East West Holdings, LLC, a Tennessee Limited Liability Company with an address of 1001 CAPITAL FUNDS CT. NASHVILLE TN 37217 (the "Grantee" or Grantees") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

Tax Parcel ID Number 135-10-0D-001-00CO

The property identified herein ☐ is **-OR-** ☑ is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:

Name: Jenny Huynh, sole member of East West Holdings LLC

Address: 7882 Alhambra dr. Huntington Beach, CA 92647

~~**TO HAVE AND TO HOLD**, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever.~~ JH

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this Quitclaim Deed as of the date hereinunder.

Grantor Signature: _____ Date: 07/09/2024

Printed Name: Jenny Huynh

Grantor Signature: _____ Date: _____

Printed Name: _____

1st Witness Signature: _____ Date: 07/09/24

Printed Name: Tom Yaski

2nd Witness Signature: _____ Date: _____

Printed Name: _____

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

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 Orange }

On 07/09/2024 (Date) before me, Rebecca Beasley Notary Public (Here Insert Name and Title of the Officer)

personally appeared Jenny Huynh and Thomas Yaski (Name(s) of Signer(s))

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.

REBECCA BEASLEY
Notary Public - California
Orange County
Commission # 2474231
My Comm. Expires Nov 29, 2027

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.

Signature R Beasley
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document

Description of Attached Document

Title or Type of Document: Quit Claim Deed

Document Date: 07/09/2024 Number of Pages 3

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s) _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other _____	☐ Other: _____
Signer is Representing. _____	Signer is Representing: _____

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EXHIBIT A

Legal description of the real property being conveyed by this instrument.

Land in Davidson County, Tennessee, being UNIT No 1A, 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 Jenny Huynh from East West Holdings, LLC by Quitclaim Deed dated Febuary 28th, 2023, and recorded March 6th, 2024, of record in Instrument No 20230306-0015633, Register's Office, Davidson County, Tennessee 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 for Davidson County, Tennessee This is improved property known as 1001 Capital Funds Court, Nashville, Tennessee 37217

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $10.00.

Affiant

Subscribed and sworn before me, this 5th day of December, 2024

Notary

CALIFORNIA JURAT WITH AFFIANT STATEMENT GOVERNMENT CODE § 8202

☑ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], not Notary)

1 _____
2 _____
3 _____
4 _____
5 _____
6 _____

Signature of Document Signer No 1 *Signature of Document Signer No 2 (if any)*

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 Orange

Subscribed and sworn to (or affirmed) before me

on this 5 day of December, 20 24,
Date *Month* *Year*

by (1) Jenny Huynh

(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me

NICOLE MARIE HERRIN
Notary Public - California
Orange County
Commission # 2386210
My Comm Expires Jan 7, 2026

Place Notary Seal and/or Stamp Above

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document

Description of Attached Document

Title or Type of Document: tennessee Quitclaim Deed → Affidavit of consideration

Document Date: 12/5/2024 Number of Pages: 6

Signer(s) Other Than Named Above: _____

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