Karen Johnson Davidson County
Batch # 1248567 DEEDQC
03/20/2025 12 22 50 PM 3 pgs
Fees $17 00 Taxes $0 00
20250320-0020502

Recording Prepared & Requested By/)
When Recorded Mail To:)
Heidi R. Youssef, Esq.)
61 E Main Street, Suite A)
Los Gatos, CA 95030)
)
New Owner Name and Address:)
Ai C. Nelson)
217 Vista Avenue)
San Jose, CA 95127)
)
Mail Tax Statements To:)
Ai C Nelson)
217 Vista Avenue)
San Jose, CA 95127)
)
Map & Parcel No.)
091-05-1A 001.00 CO)

QUITCLAIM DEED

Documentary Transfer Tax $ 0

This is a transfer of property to a revocable living trust established for the benefit of the Grantors, and not pursuant to a sale There is no consideration for the transfer, and no transfer tax is due

Heidi R. Youssef, Esq.

FOR NO CONSIDERATION, AI T. COLLINS (also known as Ai C. Nelson), hereby quitclaims to AI C. NELSON, Trustee of the Ai C. Nelson Revocable Trust, Dated August 15, 2024, all my interest in the following land, commonly known as 668A James Avenue, in the City of Nashville, County of Davidson, State of Tennessee, and more particularly described as follows:

- Legal Description Attached as Exhibit A and Incorporated by Reference Herein

Executed on March 10, 2025, at Los Gatos, California.

AI T. COLLINS

Notary Acknowledgment on Page 2

MAIL TAX STATEMENTS AS DIRECTED ABOVE

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
County of Santa Clara)

On 03/10/2025 before me, Alicia Hoffman, a notary public
(insert name and title of the officer)

personally appeared Ai T. Collins,
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

ALICIA HOFFMAN
Notary Public - California
Santa Clara County
Commission # 2385903
My Comm Expires Jan 5, 2026

Signature _____ (Seal)

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. A on the Plan of Homes at 668 James Avenue, as described in Exhibit "B" in the declaration of covenants, conditions and restrictions for Homes at 668 James Avenue, a Horizontal Property Regime with Private Elements of record as Instrument No. 20171019-0107288, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Ai T Collins by deed of record in Instrument 20180723-0071401, Register's Office for Davidson County, Tennessee.