Karen Johnson
Batch # 1300116
07/21/2025 11 48 45 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250721-0057254

State of _____

PLEASE USE THE SPACE BELOW FOR THE COUNTY RECORDER'S OFFICE.

This Instrument was prepared by:
Tom Tiehua Cao
19 Edendale Street
Ladera Ranch, CA 92694

After recording, return to:	**Send Tax Bills to:**	**Map-Parcel Numbers:**
Tom Tiehua Cao Michelle Q Chang 19 Edendale Street Ladera Ranch, CA 92694	Tom Tiehua Cao Michelle Q. Chang 19 Edendale Street Ladera Ranch, CA 92694	092140A10800CO

QUITCLAIM DEED

This Quitclaim Deed (the "Deed") is made this 17th day of July, 2025, by and between Tom Tiehua Cao and Michelle Qing Chang, husband and wife (the "Grantors"), whose address is 19 Edendale Street, Ladera Ranch, CA 92694, and Tom Tiehua Cao and Michelle Qing Chang, Trustees of the Tom Tiehua Cao and Michelle Qing Chang Revocable Living Trust, dated June 26, 2013 (the "Grantee"), whose address is also 19 Edendale Street, Ladera Ranch, CA 92694.

WITNESSETH, that the Grantors, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby quitclaim, transfer, and convey unto the Grantee all their right, title, and interest in the following described real property located in Davidson County, Tennessee:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 108, as specified on the Plat shown in the Declaration, on the Plan of Artesia Condominiums, a

Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration Establishing Artesia Condominiums, of record under Instrument No. 20090706-0062835 and as amended in Instrument No. 20150612-0055902, Register's Office for Davidson County, Tennessee, (the "Declaration") including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of Artesia Condominiums for placement of Units, as shown on Exhibit "E" to the Declaration and By-Laws Establishing Artesia Condominiums of record under Instrument No. 20090706-0062835 and as amended in Instrument No. 20150612-0055902, and as further amended in Instrument No. 20200521-0052813, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Tom Tiehua Cao and Michelle Q. Chang, husband and Wife, by Warranty Deed from Michael P. Rowan and Cheryl L. Rowan, husband and wife, dated December 9, 2021, of record in Instrument No. 20211220-0167703, in the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed as of the day and year first above written.

Tom Tiehua Cao, Grantor

Michelle Qing Chang, Grantor

State of California
County of ORANGE

On July 17, 2025, before me, CHRISTOPHER DUYBAO TRUONG, Notary Public, personally appeared Tom Tiehua Cao and Michelle Qing Chang, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity(ies), and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons 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.

(Seal)

(Signature of Notary Public)

CHRISTOPHER DUYBAO TRUONG
Notary Public - California
Orange County
Commission # 2410952
My Comm. Expires Jul 17, 2026