QUITCLAIM DEED

Karen Johnson
Batch # 1302109
07/25/2025 12:20:27 PM
Fees $12.00 Taxes $0.00

Davidson County
DEEDQC
2 pgs

20250725-0058961

CHENG LAN CHI
Notary Public
State of Washington
Commission # 208855
My Comm. Expires Feb 1, 2027

STATE OF Washington)
) ss.
COUNTY OF King)

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

Affiant

Subscribed and sworn to me this 11th day of July, 2025.

Notary Public

My commission expires: 02/01/2027

THIS INSTRUMENT WAS PREPARED BY:
Helsell Fetterman LLP
800 Fifth Avenue, Suite 3200, Seattle, Washington 98104

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER(S)
Kathy Ma, Trustee	**Same as New Owner**	104-10-0-212.00
(NAME)	(NAME)	
6625 134th Pl SE Apt. 301		
(ADDRESS)	(ADDRESS)	
Newcastle, Washington 98059		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR NO CONSIDERATION but to transfer to a revocable living trust, KATHY MA, an unmarried woman, ***Grantor***, by these presents does hereby conveys, assigns, and quitclaims to KATHY MA, Trustee of the MA REAL ESTATE TRUST dated 7-11-2025, 2025, ***Grantee***, all of Grantor's right, title, and interest in and to that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being the southeasterly 75 feet of Lot 9, Block 6, on the Plan of Fairfax Place, as of record in Book 547, Page 137 and 138, Register's Office for said County.

Said part of said lot fronts 75 feet on the northwesterly side of Hillside Drive and runs back 224.2 feet on the southwesterly line and 212.5 feet, more or less on the northeasterly line, to a deadline, measuring 75.5 feet more or less thereon.

Being the same property conveyed to Kathy Ma, an unmarried woman, by Quitclaim Deed dated February 2, 2024, from Kathy Ma, an unmarried woman, and Irene Ma, a married woman, and Kevin Ma, a married man, of record in Instrument No. 20240220-0011250, Register's Office for Davidson County, Tennessee.

This is improved property known as: 2818 Hillside Drive, Nashville, Tennessee 37212.

Dated: 7-11-2025

KATHY MA, Grantor

STATE OF Washington)
) ss.
COUNTY OF King)

I hereby certify that I know or have satisfactory evidence that KATHY MA is the person who appeared before me, and said person acknowledged that she signed this instrument, and on oath stated it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 07/11/2025

CHENG LAN CHI
Notary Public
State of Washington
Commission # 208855
My Comm. Expires Feb 1, 2027

(Signature of Notary)

Cheng-Lan Chi
(Legibly Print Name of Notary)
Notary public in and for the state of Washington
My appointment expires 02/01/2027

RETURN TO:
Attn: Laura E. Hoexter
Helsell Fetterman LLP
800 Fifth Avenue, Suite 3200
Seattle, Washington 98104