Karen Johnson
Batch # 1310287
08/15/2025 08:12:14 AM
Fees: $27.00 Taxes: $0.00
Davidson County
DEEDQC
5 pgs
20250815-0064984

QUITCLAIM DEED

MAIL RECORDED DEED TO:

NICOLE DE GOUR
LAW OFFICES OF E.J. HONG, P.C.
2479 E. BAYSHORE ROAD
SUITE 175
PALO ALTO, CA 94303

OWNER (SEND TAX BILLS TO):

JONATHAN ISAAC BAUGHMAN, TRUSTEE
651 W. HAMILTON AVE. #213
CAMPBELL, CA 95008

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JONATHAN ISAAC BAUGHMAN, whose address is 651 W. Hamilton Ave. #213, Campbell, CA 95008, AND SUSAN SAIRTUNG BAUGHMAN, whose address is 82 Orsi Circle, San Francisco, CA 94124, TRUSTEES of the BAUGHMAN FAMILY TRUST dated May 10, 2017 (herein, "Grantor"), hereby bargains, sells, remises, releases, quit claims and conveys to JONATHAN ISAAC BAUGHMAN, TRUSTEE, or any successors in trust, under THE JONATHAN ISAAC BAUGHMAN REVOCABLE LIVING TRUST dated August 30, 2024 and any amendments thereto (herein, "Grantee"), whose address is 651 W. Hamilton Ave. #213, Campbell, CA 95008, **an undivided one-half (1/2) interest** in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 2880 Paddle Wheel Drive, Nashville, TN 37214

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

PIN NO: 062-02-0B-066.00CO

This Instrument Prepared By: REGINALD HARRION, ESQ.
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 18th day of July, 2025.

GRANTOR:

Baughman Family Trust dated May 10, 2017

Jonathan Isaac Baughman, Trustee

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.

ACKNOWLEDGMENT

State of California)
County of Santa Clara)

On July 18, 2025 before me, Nicole De Gour, the Notary Public, personally appeared Jonathan Isaac Baughman, 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.

NICOLE DE GOUR
Notary Public - California
Santa Clara County
Commission # 2431569
My Comm. Expires Dec 19, 2026

Signature _____ (Seal)

GRANTOR:

Baughman Family Trust dated May 10, 2017

Susan Sairtung Baughman, Trustee

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.

ACKNOWLEDGMENT

State of California)
County of Santa Clara)

On July 18, 2025 before me, Nicole De Gour, the Notary Public, personally appeared Susan Sairtung Baughman, 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.

Signature _____ (Seal)

NICOLE DE GOUR
Notary Public - California
Santa Clara County
Commission # 2431569
My Comm. Expires Dec 19, 2026

OATH OF CONSIDERATION

STATE OF California
COUNTY OF Santa Clara

The actual consideration for this transfer is $10.00 and from a revocable trust.

Grantee:

The Jonathan Isaac Baughman Revocable Living Trust dated August 30, 2024

Jonathan Isaac Baughman, Trustee

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

Subscribed and sworn to (or affirmed) before me on this 18th day of July, 2025, by Jonathan Isaac Baughman, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Witness my hand and official seal.

Signature of Notary Public

[Affix Notary Seal]

NICOLE DE GOUR
Notary Public - California
Santa Clara County
Commission # 2431569
My Comm. Expires Dec 19, 2026

EXHIBIT A

[Legal Description]

That certain land in Davidson County, State of Tennessee, more particularly described as follows:

Being all of Lot No. 227, on the Final Plat of Abbington Park, Phase One-Section Two, according to plat and survey appearing of record in Instrument No. 20030922-0139712, and as amended of record in Instrument No. 20031006-0146904, of the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20201120-0136707, on November 20, 2020.

PIN NO: 062-02-0B-066.00CO

STREET ADDRESS:

2880 Paddle Wheel Drive, Nashville, TN 37214

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.