Karen Johnson Davidson County
Batch# 1390618 DEEDQC
03/10/2026 09:15:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20260310-0018844

AFTER RECORDING RETURN TO:
GODEEDS, INC.
Attn: LegalZoom Dept.
8940 Main Street
Clarence, NY 14031
File No. 588826444-89484242

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 072-06-0-235.00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 24 day of Feb., 2026 by and between **David Chu, a/k/a Hyun H. Chu and Kimberly Chu, husband and wife,** residing at 3463 Morning Top Place, Suwanee, GA 30024, hereinafter referred to as Grantor(s) and **David Chu and Kimberly Chu, as Trustee(s) of The David and Kimberly Chu Living Trust, dated** Jan 22, 2026 **and any amendments thereto,** residing at 3463 Morning Top Place, Suwanee, GA 30024, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 3220 Gallatin Pike, Nashville, TN 37216

Being the same property conveyed to the Grantor(s) in a Deed recorded on 06/21/1990 under Book 8136, Page 47 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

David Chu, a/k/a Hyun H. Chu

Kimberly Chu

STATE OF Georgia
COUNTY OF Gwinnett

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, David Chu + Kimberly Chu the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Duluth, Georgia, this 24th day of February, 2026.

Notary Public

My Commission expires: 3/13/2027

HAEJIN BAN
NOTARY PUBLIC
STATE OF GEORGIA
MY COMM. EXP. 3/13/2027
GWINNETT COUNTY, GEORGIA

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Jae D Bail

STATE OF Georgia
COUNTY OF Gwinnett

Subscribed and sworn to before me this 24th day of February, 2026.

Notary Public
My Commission Expires: 3/13/2027

HAEJIN BAN
NOTARY PUBLIC
STATE OF GEORGIA
MY COMM. EXP. 3/13/2027
GWINNETT COUNTY, GEORGIA

Name and address for person(s) responsible for taxes:

David Chu and Kimberly Chu
3463 Morning Top Place
Suwanee, GA 30024

Name and address of property owner:

David Chu and Kimberly Chu
3463 Morning Top Place
Suwanee, GA 30024

EXHIBIT A
LEGAL DESCRIPTION

Certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

Two tracts of land in Davidson County, Tennessee, being described as follows:

TRACT I:

A certain tract or parcel of land situated at the northeast corner of Loftin Avenue and Gallatin Pike, near Nashville, in the County of Davidson, State of Tennessee, in the Eleventh (11th) Civil District, formerly the Eighteenth Civil District, and being all that part of Lots Thirteen (13), Fourteen (14) and Fifteen (15) of the Plan of the Kenmore Subdivision, which plan is registered in Book 332, Page 32, of the Register's Office of Davidson County, Tennessee, lying west of a line fifty (50) feet westwardly from and parallel to the center line of the south bound main track of the Lewisburg Division of the Louisville and Nashville Railroad Company and more particularly described as follows:

Beginning at a point in the northeast corner of Loftin Avenue and Gallatin Pike; thence extending in a northerly direction with the east line of Gallatin Pike a distance of two hundred eleven and five tenths (211.5) feet to the south line of an alley; thence in an easterly direction with said south line of alley a distance of seventy two and six tenths (72.6) feet, more or less, to a point fifty (50) feet westwardly along a radial line from the center line of the south bound main track of the Lewisburg Division, thence in a southerly direction, parallel to and fifty (50) feet westwardly from said center line of south bound main track of the Lewisburg Division a distance of one hundred and ninety (190) feet, more or less, to a point in the north line of Loftin Avenue; thence in a westerly direction with said north line of Loftin Avenue, a distance of one hundred and seventy (170) feet, more or less, to the point of beginning.

Included in the above-described property, but excluded from this conveyance, is that portion of said property taken by the State of Tennessee for highway purposes by Judgment dated 2/21/67 of record in Book 4106, page 45, Register's Office for said County, and described as follows:

Beginning at a point in Hudson's southerly line at the easterly edge of previously existing pavement; said point being 10.5 feet, more or less, east of Erle T. Hudson's west line; running thence along Erie T. Hudson's south line south 82' east 3.3 feet, more or less, to the easterly edge of the present pavement. Thence parallel to the center line of the paving north 22° 15' east along the existing easterly edge of the pavement for 16.6 feet, more or less, to the beginning of a curve to the right of 2780.8 feet radius; thence with said curve to the right of 199.86 feet, more or less, to the beginning of a curve to the left of 2780.8 feet radius; thence continuing along the easterly edge of the present pavement and along said curve to the left for 65.3 feet to Erie T. Hudson's northerly line; thence with Erie T. Hudson's northerly line north 68EoB 30' west 20.15 feet, more or less, to the easterly edge of the previous pavement; said point being 4.7 feet, more or less, east of Hudson's west line; thence southerly with the easterly edge of said previous pavement 63 feet, more or less, to a point 6.8 feet east of Erle T. Hudson's west line; thence continuing along the easterly edge of the previous pavement southerly 100 feet, more or less, to a point 8.8 feet more or less, east of Erie T. Hudson's west line; thence continuing with said easterly edge of the previously existing pavement, southerly 117.8 feet, more or less, to Erie T. Hudson's southerly line, the point of beginning, and containing approximately 2,580 square feet, and being a part of the same property conveyed to Erie T. Hudson by deed from Houston-McCord Realty Company, of record in Book 660, page 600, Register's Office for Davidson County, Tennessee.

TRACT II:

Being that portion of Loftin Avenue as recorded in Plat Book 332, page 32, Register's Office for Davidson County, Tennessee, but which was never opened or used as a street, conveyed to Erle T. Hudson and wife, Mary White Hudson, by deed from W. N. Hixson and wife, Ida Hixson, of record in Book 1357, page 289, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning in the center of said Loftin Avenue at its intersection of the right-of-way of the Nashville Railway and Light Company at a point thirty seven and one half feet from the southeast corner of Lot No. 12 of said Plan, Hixson's Lot No. 12, running thence eastwardly in the center of said Loftin Avenue to the right-of-way of said Lewisburg Division of said Louisville and Nashville Railroad Company; thence Eastwardly and with the said right-of-way thirty seven and one half feet to said Hudson's property; thence Westwardly and with said Hudson's Property, and being the East Line of said Loftin Avenue, to the intersection of said Loftin Avenue with the right-of-way of the said Nashville Railway and Light Company, the northeast corner of said Loftin Avenue and the said right-of-way of said Nashville Railway and Light Company; thence southwardly thirty seven and one half feet, and with said right-of-way to the point of beginning.

Being the same property conveyed to Thomas Min Choo by deed of record in Book 6781, Page 512, Register's Office for Davidson County, Tennessee; Jamie J. H. Choo, wife of Thomas Min Choo, joins in this conveyance for the sole purpose of transferring and conveying all right, title or interest she may have in and to the property described herein.

This conveyance is made together with all rights in any existing leases on the property being conveyed herein.

APN: 072-06-0-235.00

Property commonly known as: 3220 Gallatin Pike, Nashville, TN 37216

Tennessee Certification of Electronic Document

I, Frank P. Dec do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 2/24/2026. [date of document]

Affiant Signature

3/9/2026

Date

State of New York

County of Erie

Sworn to and subscribed before me this 9TH day of MARCH , 2026

JAMES ROALDI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RO6128100
Qualified in Erie County
Commission Expires June 06, 2029

Notary's Signature

NOTARY'S SEAL