This instrument prepared by:

Timothy J. Blied
BLIED DILLON & MACKEY
400 N. Tustin Ave., Ste. 290
Santa Ana, CA 92705
(714) 990-5100

Record and return to:
Same as preparer

Karen Johnson
Batch # 1424910
05/26/2026 09:02 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20260526-0047426

Address of New Owner:
Norman & Christine Ozawa
2514 N. Waterford St.
Orange, CA 92867

Send Tax Bills to:
New Owner

Map/Parcel:
083-11-0J-002-00

QUITCLAIM DEED TO TRUSTEE

For good and valuable consideration, receipt of which is hereby acknowledged, **NORMAN OZAWA and CHRISTINE OZAWA, husband and wife,** hereinafter called Grantor, has bargained and sold, and by these presents do quitclaim, transfer and convey unto **NORMAN J. OZAWA and CHRISTINE A. OZAWA, Trustees of the OZAWA REVOCABLE INTER-VIVOS TRUST dated January 22, 1993,** as a tenant in common, hereinafter called Grantee, their successors and assigns, all of Grantors' right, title and interest in a certain tract or parcel of land in Williamson County, State of Tennessee, described on Exhibit "A" attached hereto and made a part hereof.

Being the same property conveyed to **NORMAN OZAWA and CHRISTINE OZAWA, husband and wife, and BRYAN OZAWA, a married man,** by Warranty Deed from ASG Investments, LLC, a Tennessee Limited Liability Company, document number 2022.08.24.95544, on August 24, 2022, Registrar's Office of Williamson County, Tennessee.

This conveyance is made subject to taxes for the current year and subsequent years and all existing restrictive covenants and conditions, liens, easements and other matters and encumbrances of record.

This is improved property, known as 2405 Chapman Drive, #2, Nashville, TN 37206.

Grantee, as Trustee, shall have the power and authority to protect, conserve, sell, lease, encumber or otherwise manage and dispose of the real property described above. The property and its proceeds shall have the same immunity from the claims of Grantor's separate

creditors as would exist if Grantor had continued to hold the property or its proceeds as tenants by the entirety. Tenn. Code Ann.§ 35-15-510 applies to the property and its proceeds..

Deed prepared based on information and documents provided by the parties. No title examination has been performed by the attorney preparing this document. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall

An Oath of Consideration is also attached to this Deed.

EXECUTED on March 18, 2026

NORMAN OZAWA

EXECUTED on March 18, 2026

CHRISTINE OZAWA

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)
) ss.
COUNTY OF ORANGE)

On March 18, 2026, before me, TIMOTHY J. BLIED, a Notary Public, personally appeared **NORMAN OZAWA and CHRISTINE OZAWA**, 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 thier authorized capacities, 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.

NOTARY PUBLIC

TIMOTHY J. BLIED
Notary Public - California
Orange County
Commission # 2531091
My Comm. Expires Sep 23, 2029

EXHIBIT "A"

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. 2 on the plan of 2405 A Chapman Drive Townhomes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 2405 A Chapman Drive Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210713-0094349 and amended in Instrument No. 20220819-0094167, Register's Office of Davidson County, Tennessee, to which reference is hereby made.

Being also known as part of Lot 1 on the Resubdivision of Lot 82 Eastland Acres, Section II, as shown of record in Instrument No. 20210622-0084007, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to ASG Investments, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Pamela A. Gilliam, an unmarried woman, of record in Instrument No. 20210302-0026280, Register's Office for Davidson County, Tennessee, dated February 26, 2021, and recorded on March 2, 2021.

Being part of the same property conveyed to Pamela A. Gilliam, an unmarried woman by Warranty Deed from Robert A. Hoffman and wife, Sherry J. Hoffman, of record in Book 11558, Page 158, Register's Office for Davidson County, Tennessee, dated June 25, 1999 and recorded on July 06, 1999.

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ $0.00 .

NORMAN OZAWA
Affiant

Subscribed and sworn before me, this 18th day of March, 20 26.

Notary

TIMOTHY J. BLIED
Notary Public - California
Orange County
Commission # 2531091
My Comm. Expires Sep 23, 2029