THIS INSTRUMENT PREPARED
WITHOUT TITLE EXAMINATION BY:
M. BEN MOORE, II
214 2ND AVE. N., STE. 205
NASHVILLE, TN 37201

Karen Johnson Davidson County
Batch # 1449678 DEEDQC
07/21/2026 09:41:03 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260721-0065729

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

Affiant

SUBSCRIBED AND SWORN to before me, this 17th day of July, 2026.

Notary Public

My Commission Expires: 3-6-29

VICKI M GLOVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2029

ADDRESS NEW OWNERS:	SHINJI TAKAGI, Trustee of the SUE LYNN TAKAGI TRUST dated July 16, 2026 SUE LYNN TAKAGI, Trustee of the SHINJI TAKAGI TRUST dated July 16, 2026 23655 September Sun Square Ashburn, Virginia 20148
SEND TAX BILLS TO:	Same
MAP-PARCEL NUMBER:	104-13-0B-083.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, SUE LYNN TAKAGI and SHINJI TAKAGI, wife and husband, Grantors, do hereby quitclaim, transfer, and convey unto SHINJI TAKAGI, Trustee of the SUE LYNN TAKAGI TRUST dated July 16, 2026, and SUE LYNN TAKAGI, Trustee of the SHINJI TAKAGI TRUST dated July 16, 2026, as trustees of one or more trusts and as tenants by the entirety pursuant to Tenn. Code Ann. Section 35-15-510, and not as tenants in common, all of Grantors' right, title, claim, and interest in and to the real property located in Davidson County, Tennessee, and more particularly described as follows:

See attached Exhibit A, incorporated herein by this reference.

TENANCY BY THE ENTIRETY PRESERVATION. Grantors state and intend that immediately before this conveyance they held the above-described real property as tenants by the entirety. This conveyance is made by husband and wife as tenants by the entirety to the trustee or trustees of one or more trusts pursuant to Tenn. Code Ann. § 35-15-510. Grantors expressly provide that Tenn. Code Ann. § 35-15-510 shall apply to the Property and to all proceeds thereof, including property or rights traceable to the Property or its proceeds. This provision is intended to satisfy Tenn. Code Ann. § 35-15-510(b)(5).

The Property and its proceeds shall have the same immunity from the claims of Grantors' separate creditors as would exist if Grantors had continued to hold the Property or its proceeds as tenants by the entirety, so long as the requirements of Tenn. Code Ann. § 35-15-510are satisfied, including that Grantors remain married; the Property or its proceeds continues to be held in trust by the trustee or trustees or their successors in trust; the trust or trusts are, while both settlors are living, revocable by either settlor or by both settlors acting together; and both Grantors are permissible current beneficiaries of the trust or trusts while living.

No waiver of the immunity from claims of separate creditors is intended or made by this Deed. This publicly recorded Deed is intended to disclose the identity of the Property and the fact of such immunity within the meaning of Tenn. Code Ann. § 35-15-510(e)(2)(A).

If this transfer of real property held in tenancy by the entirety to the trustee or trustees is held invalid by any court of proper jurisdiction, or if the trust or trusts are revoked or dissolved by a court decree or operation of law while both spouses are living, then immediately upon such occurrence, absent a contrary provision in a court decree, the Property shall automatically be deemed for all purposes to be held by both spouses as tenants by the entirety, as provided in Tenn. Code Ann. Section 35-15-510(g).

This conveyance is not intended to affect or change either Grantor's marital property rights to the Property immediately prior to this transfer in the event of dissolution of marriage of the spouses, unless both spouses otherwise expressly agree in writing. Upon entry of a decree granting divorce or annulment between the spouses, the immunity from the claims of separate creditors under Tenn. Code Ann. Section 35-15-510(b) terminates immediately.

(Signature Pages to Follow)

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed as of the 16 day of July, 2026.

SUE LYNN TAKAGI

COMMONWEALTH OF VIRGINIA)
)
CITY OF ALEXANDRIA)

Personally appeared before me, the undersigned Notary Public in and for the aforesaid jurisdiction, SUE LYNN TAKAGI, the Grantor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 16 day of July, 2026.

NOTARY PUBLIC

My Commission Expires: 05/31/2028

AMEDE KARINA-PLUN
NOTARY PUBLIC
REG. # 00336577
MY COMMISSION EXPIRES
05/31/2028
COMMONWEALTH OF VIRGINIA

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed as of the 16 day of July, 2026.

Shinji Takagi
SHINJI TAKAGI

COMMONWEALTH OF VIRGINIA)
)
CITY OF ALEXANDRIA)

Personally appeared before me, the undersigned Notary Public in and for the aforesaid jurisdiction, SHINJI TAKAGI, the Grantor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 16 day of July, 2026.

NOTARY PUBLIC

My Commission Expires: 05/31/2028

AMEDE KARINA-PLUN
NOTARY PUBLIC
REG. # 00336577
MY COMMISSION EXPIRES
05/31/2028
COMMONWEALTH OF VIRGINIA

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Site No. 83 (Unit 91) on the Plan of Richmeade Place, Section Six, a planned unit development of record in Plat Book 5210, Page 357, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sue Lynn Takagi and Shinji Takagi by Warranty Deed from Irene B. Ecksel, unmarried, of record in Instrument Number 20180907-0088883, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items shown on any applicable plat of record.

This is improved property known as 401 Bowling Avenue, Unit 91, Nashville, Tennessee 37205.