Karen Johnson Davidson County
Batch# 1483394 DEEDQC
10/13/2026 09:27:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20261013-0093819

THIS INSTRUMENT PREPARED BY: Yvette L. Meldrum, Attorney at Law Mid-State Title & Escrow, Inc. Royal Oaks Trade Center 128 Holiday Court, Suite 125 Franklin, TN 37067 (615) 790-3156 This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax-related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, Inc. shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax-related counsel. **This Instrument is to be treated as a Quitclaim Deed under T.C.A. § 67-4-409(a)(1)(D), as amended.** QCD Luai	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $-0-. Affiant Sworn to and subscribed to before me this 9 day of Oct. 2026. Notary Public My commission expires: 1.21.29 JAMES K STERLING STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
Name and Address of New Owner: David Luai and Clara Bawi Nei Kim 204 Cates Place Nashville, TN 37217	**Parcel ID:** 135-05-0A-038.00 CO
Send Tax Bills To: CMG Financial 3160 Crow Canyon Road, Suite 400 San Ramon, CA 94583	
Street Address of Subject Property: 204 Cates Place Nashville, TN 37217	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **David Luai, a married man,** hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **David Luai and Clara Bawi Nei Kim, husband and**

wife hereinafter called "**GRANTEES**," their heirs and assigns, all of his right, title and interest, if any, in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 134 on the plan of BAYVIEW ESTATES, PHASE ONE, FIRST REVISION, as shown by play of record in Plat Book 9700, Page 920, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to David Luai, a married man by warranty deed of James Garcia and wife Martie Garcia of record in Instrument #20220602-0063743, Register's Office, Davidson County, TN dated May 25, 2022, recorded June 2, 2022.

WITNESS my hand this 9 day of October, 2026.

BY: _____
David Luai

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **David Luai** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that they/he/she, the within named bargainor, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, this 9th day of October, 2026.

_____
NOTARY PUBLIC

My commission expires: 3-23-2027

AMELIA SWANSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, Yvette Meldrum, 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 OCT. 9, 2026.

Affiant Signature _____

OCT. 9, 2026

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 9 day of OCT. 2026.

_____
Notary's Signature

MY COMMISSION EXPIRES: 1.21.29

JAMES K STERLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY