Prepared by: John Forrest Kelly, Attorney, 1503 16th Ave S, Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

PURSUANT TO TENN. CODE ANN. § 66-24-121(a), THE LEGAL DESCRIPTION IS THE SAME AS IN THE PREVIOUS DEED OF RECORD.

Karen Johnson Davidson County
Batch# 1049710 DEEDWARR
09/14/2023 08 29 00 AM 6 pgs
Fees $32 00 Taxes $0 00
20230914-0072004

DAO NGUYEN, ET UX

TO: WARRANTY DEED

DAO THAI NGUYEN and JENEVI NGUYEN, Trustees of the NGUYEN FAMILY REVOCABLE TRUST dated September 11, 2023

THIS DEED OF REALTY, executed as of the 11th day of September, 2023, by Grantors, DAO NGUYEN and JENEVI NGUYEN, husband and wife, to Grantees, DAO THAI NGUYEN and JENEVI NGUYEN, Trustees of the NGUYEN FAMILY REVOCABLE TRUST dated September 11, 2023, and any amendments thereto,

WITNESSETH:

That Grantors, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantees, all of Grantors' right, title and interest, to have and to hold and to their heirs and assigns forever, in fee simple, certain realty, with any and all improvements thereon, situated in Davidson County, Tennessee, being bounded and described as follows:

PARCEL I:

Land in Davidson County, Tennessee, being Lot No. 23 as shown on the map entitled the Plan of Paragon Hills, of record in Plat Book 3300, Page 100, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Dao Nguyen and Jenevi Nguyen, husband and wife, by Warranty Deed from Catherine M. Leonard, married, dated June 18, 2018 and recorded June 20, 2018, of record in Instrument No. 20180620-0059548, in the Register's Office for Davidson County, Tennessee.

PARCEL II:

Land in Davidson County, Tennessee, being Lot No. 348, on the Plan of Hillbrook, Section 6, of record in Plat Book 4175, Page 7, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Dao Nguyen and Jenevi Nguyen, husband and wife, by Warranty Deed from Dat T. Duong, married man, dated August 9, 2021 and recorded August 12, 2021, of record in Instrument No. 20210812-0108733, in the Register's Office for Davidson County, Tennessee.

PARCEL III: ***an undivided one-half interest***

Land in Davidson County, Tennessee, being the Reserve Parcel as shown on the Plan of Resubdivision of Lot No. 3, Sharpe Subdivision, a plat of which is of record in Plat Book 5800, Page 180, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Dao Nguyen and Jenevi Nguyen, husband and wife, by Warranty Deed as recorded on May 5, 2023, in Instrument No. 20230505-0033430, in the Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Dao Nguyen and Jenevi Nguyen, husband and wife and Tammy Yen Nguyen, a married woman by Quitclaim Deed from Dao Nguyen and Jenevi Nguyen, husband and wife, dated May 4, 2023 and recorded May 22, 2023, of record in Instrument No. 20230522-0038281, in the Register's Office for Davidson County, Tennessee.

PARCEL IV:

Land in the 5th Civil District of Davidson County, Tennessee, being Lot No. 4, on the Plan of Welch Meadows, Section 1, of record in Plat Book 3700, Page 34, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Dao Thai Nguyen by Warranty Deed from George S. Clark and wife, Helen F. Clark, dated August 25, 2006, and recorded September 7, 2006, of record in Instrument No. 20060907-0110774, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters appearing on the plan of record in Book 3700, Page 34 and restrictive covenants of record in Book 3942, Page 54, in the Register's Office for Davidson County, Tennessee.

PARCEL V:

Land in Davidson County, Tennessee, being Lot No. 15, on the Plan of Hillbrook, Subdivision, Section 7, as shown by plat of record in Plat Book 3842, Page 249, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Dao Thai Nguyen and Jenevi Nguyen, by Warranty Deed from Linh Nguyen and wife, Hong Tien Nguyen, dated November 1, 2021, and recorded November 5, 2021, of record in Instrument No. 20211105-0148443, in the Register's Office for Davidson County, Tennessee.

PARCEL VI:

Land in Davidson County, Tennessee, being Lot No. 3, on the Final Plat, Section Three, on the Plan of Deer Valley, "Cluster Lot Subdivision", a Planned Unit Development, of record in Instrument No. 20060614-0070867, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jenevi Nguyen, by Warranty Deed from S & Y Construction, Inc., a Tennessee Corporation, dated April 23, 2008 and recorded April 24, 2008, of record in Instrument No. 20080424-0042040, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Deer Valley, of record in Instrument No. 20021212-0153693, in the Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record.

Dao Nguyen and Dao Thai Nguyen being one and the same person.

This transfer is made pursuant to the provisions of Tenn Code Ann. § 35-15-510, for the express purpose of perfecting the immunities and protections of said statute as provided therein.

That Grantors (1) covenant that they are lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for 2023 taxes which Grantees assume; (2) will forever warrant and defend the title unto Grantees and to their heirs and assigns against all lawful claims, subject, however, to all legally enforceable restrictions and easements of record and in existence in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantors have executed this quitclaim deed of realty as of the date written first herein.

DAO NGUYEN Grantor

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, DAO NGUYEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 11th day of September, 2023.

My Commission Expires:

May 3, 2027.

LAURA ELIZABETH MCINNIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. MAY 3, 2027
COUNTY OF DAVIDSON

Laura Elizabeth McInnis
Notary Public

JENEVI NGUYEN Grantor

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, JENEVI NGUYEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 11th day of September, 2023.

My Commission Expires:

May 3, 2027.

LAURA ELIZABETH MCINNIS TENNESSEE NOTARY PUBLIC My Comm Exp MAY 3, 2027 COUNTY OF DAVIDSON

Laura Elizabeth McInnis
Notary Public

Property Owners Name
And Mailing Address:

Dao Thai Nguyen and
Jenevi Nguyen, Trustees of the
Nguyen Family Revocable Trust
1500 Eden Rose Place
Nolensville, TN, 37135

Person or Entity Responsible for
Payment of Property Taxes:

SAME/OWNER

Property Addresses:	Map and Parcel Nos.:
Parcel I: 3818 Sam Boney Drive Nashville, TN 37211	133-11-0-049.00
Parcel II: 4917 Sherman Oaks Drive Nashville, TN 37211	134-13-0-234.00
Parcel III: 0 Graylynn Drive Nashville, TN 37214	095-08-0-227.00

Parcel IV: 4867 Jonquil Drive Nashville, TN 37211	133-16-0-165.00
Parcel V: 3817 Faulkner Drive Nashville, TN 37211	147-08-0-164.00
Parcel VI: 5692 Deer Valley Trail Cane Ridge, TN 37013	173-08-0A-083.00

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).