QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1068713 DEEDQC
11/06/2023 11:29:23 AM 6 pgs
Fees: $32.00 Taxes: $0.00

20231106-0086607

ZIRA WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 8-16-2026

STATE OF TENNESSEE
COUNTY OF Shelby
The actual consideration or value, whichever is greater, for this transfer is inheritance.
Subscribed and sworn to before me on this 20th day of October 2023.

Notary Public
My Commission Expires: 8/16/2026

NEW OWNERS:
David Dang, Elizabeth Dang,
Jessica Dang, & Jennifer Dang
9983 Bloomsbury Ave.
Cordova, TN 38016

SEND TAX BILLS TO:
David Dang, Elizabeth Dang,
Jessica Dang, & Jennifer Dang
9983 Bloomsbury Ave.
Cordova, TN 38016

MAP-PARCEL NUMBERS
Map 161-7
Parcel 98

Decedent, Huu Phat Dang ("Decedent") died on April 27, 2023, in Davidson County, Tennessee, leaving a Last Will and Testament executed on October 30, 2017. The Will was admitted to probate in Davidson County, Tennessee in the matter of *The Estate of Huu Phat Dang*, case number 23P1201. There is no TennCare lien owed to the State, and a copy of the TennCare Release is herein attached as Exhibit A. The Co-Executors, by signing this Deed, release any rights the estate may have to recover this property in the event of the subsequent insolvency of this estate.

In accordance with the provisions of the Last Will and Testament of Huu Phat Dang, David Dang and Elizabeth Dang as Co-Executors of the Estate of Huu Phat Dang, hereinafter referred to as "Grantors," do hereby transfer and convey to David Dang, Elizabeth Dang, Jessica Dang, and Jennifer Dang as Joint Tenants with Right of Survivorship, hereinafter referred to as "Grantees," a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County Tennessee, Being Lot No. 20 on the Plan of McMurray Wood Addition, Section One, of record in Book 4675, Pages 6-7, said Register's Office for said County. For a more complete description reference to said plan is hereby made.
>
> Being part of the same property conveyed to Huu Dang, dated June 30, 2000, by deed from Dean Dail Freetly and Bradford Trust Company in Nashville Tennessee as Co-Trustees of the Dean Dail Freetly Charitable Remainder Unitrust of record in Instrument No. 200007050066591, Register's Office for Davidson County, TN.
>
> Subject to restrictions of record in Book 4727, page 673, said Register's Office.
>
> This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 4675, page 6 and 7, said Register's Office.
>
> This instrument is being executed on behalf of the Estate of Huu Phat Dang, pursuant to David Dang and Elizabeth Dang being decreed as Co-Executors of the Last Will and Testament of Huu Phat Dang, on the 6th day of July, 2023, and being filed for record simultaneously herewith.

This is improved property, known as 5123 Amalie Drive, Nashville, TN 37211.

WITNESS MY HAND on this the 18th day of August, 2023.

JORIE ZAJICEK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

DAVID DANG
Co-Executor of the Estate of Huu Phat Dang

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID DANG, Co-Executor of the Estate of Huu Phat Dang, with whom I am personally acquainted, and who acknowledged that he executed the instrument for the purposes therein contained.

Subscribed and sworn to before me on this 18th day of August, 2023.

NOTARY PUBLIC
My Commission Expires: 11-3-2025

WITNESS MY HAND on this the 11th day of August, 2023.

RYAN DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

ELIZABETH DANG
Co-Executor of the Estate of Huu Phat Dang

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH DANG, Co-Executor of the Estate of Huu Phat Dang, with whom I am personally acquainted, and who acknowledged that she executed the instrument for the purposes therein contained.

Subscribed and sworn to before me on this 11th day of August, 2023.

NOTARY PUBLIC
My Commission Expires: 11/3/25

Document Prepared By:
Ryan C. Davis, Attorney
1224 2nd Avenue South, Suite 102
Nashville, TN 37210
615.649.0110 (telephone)
ryan@ryancdavislaw.com

EFILED 07/06/23 12:55 PM CASE NO. 23P1201 Joseph P. Day, Clerk

23P1201

FILED
JUL 06 2023
JOSEPH P. DAY, Clerk
By _____ Deputy

LAST WILL AND TESTAMENT OF HUU DANG

I, HUU DANG, presently residing at 5123 Amalie Drive, Unit A, Nashville, Tennessee, being of sound mind and disposing memory, do hereby make, publish, and declare this to be my Last Will and Testament, hereby expressly revoking any and all Wills and Codicils heretofore made by me.

ARTICLE I
FAMILY

My children are DAVID P. DANG, ELIZABETH B. DANG, JESSICA T. DANG, and JENNIFER T. DANG. Any reference to my children will refer to all of the children mentioned above.

ARTICLE II
CLAIMS AND TAXES

I direct my Executor to pay out of my residuary estate the following:

Section 1. The expenses of my last illness, administration expenses, and all legally enforceable creditor claims.

Section 2. All Federal estate taxes, state inheritance taxes and all other governmental charges imposed by reason of my death, without seeking reimbursement from or charging any person for any part of the taxes and charges paid.

Section 3. If necessary, reasonable funeral expenses, including the cost, if any, of a suitable marker for my grave, without the necessity of an order of court approving such expense.

ARTICLE III
EXECUTOR

I appoint ELIZABETH B. DANG to act as my Executor. If ELIZABETH B. DANG is unable or unwilling to act, then I appoint DAVID P. DANG to act as my Executor. To the extent permitted by law, the Executor shall serve without bond.

ARTICLE IV
TANGIBLE PERSONAL PROPERTY

Unless otherwise specifically provided, my Executor shall deliver all tangible personal property to my surviving children in portions of equal value, divided as they may agree, or if they do not agree within a reasonable time, as my Executor determines. I deliberately make no provision in this Article for descendants of a deceased beneficiary whether born before or after the date of this Will.

 Initials: H. D.

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"Tangible personal property" means personal property (not primarily used in a business), such as boats, books, china, clothing, furnishings, furniture, glass, household items, jewelry, lawn and garden equipment, motor vehicles, personal effects, pictures, recreational items, rugs, silver, works of art, and any other similar items, and includes any insurance on those assets. My Executor shall determine which items are within this definition, and the determination shall bind all persons.

ARTICLE V
DISTRIBUTION OF RESIDUE

I direct that the residue of my estate be divided into equal shares. There shall be one share for each child of mine who survives me. If a child fails to survive me, that child's share shall be distributed to my surviving children in equal shares. I deliberately make no provision in this Article for descendants of a deceased child whether born before or after the date of this Will.

ARTICLE VI
SURVIVORSHIP REQUIREMENT

Unless otherwise specifically provided, a beneficiary of my Will who fails to survive me by 30 days shall be deemed to have predeceased me and shall not share in my estate. The share of such beneficiary shall be distributed as directed by the provisions stated in my Will.

ARTICLE VII
ADDITIONAL PROVISIONS

Section 1. I direct that my Will be interpreted under the laws of the State of Tennessee.

Section 2. Reference to Executor, Trustee and Guardian shall always refer to the parties then acting in those capacities, whether original or serving as successors.

Section 3. Paragraph headings are for convenience only; the content of the paragraph controls over the heading. Any reference to any party herein in whatever gender shall be deemed to mean the appropriate gender.

Section 4. To the extent permitted by applicable law, no fiduciary appointed herein shall be required to furnish bond, or file any inventory or accountings with any court.

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ARTICLE VIII
POWERS AND DUTIES OF MY EXECUTOR

I authorize my Executor to do any of the following, if necessary, in the course of the administration of my estate:

(a) To make repairs or improvements to my property, as may be deemed necessary to preserve or enhance the value of my estate.

(b) To sell or convey any part of my estate whether real, personal or mixed (for cash or on credit) at a public or private sale.

(c) To borrow funds for use in estate administration if there are insufficient liquid assets in my estate.

(d) To employ persons, including attorneys, investment advisors, or other agents for assistance or advice, or not to employ such persons, as my Executor deems appropriate.

In addition, my Executor is authorized to perform any act which the applicable laws of the State of Tennessee, including those specifically enumerated in Section 35-50-110 Tennessee Code Annotated, authorize an executor or fiduciary to perform.

I sign this Will on the 30 day of october, 2017.

Huu Dang
HUU DANG

STATEMENT OF WITNESSES

This document, consisting of three (3) pages including this page, was signed by HUU DANG on the 30th day of Oct, 2017 as his Last Will and Testament in our presence. Further we have signed our names as witnesses at his request in each other's presence.

Signature: Anthony Wright
Address: 3533 Fairmeadows Dr
Nashville TN 37211

Signature: Mary Small
Address: 5543 Edmondson Pike
Nashville TN 37211

 Initials: H.D.

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AFFIDAVIT OF ATTESTING WITNESSES TO WILL

ANTHONY WRIGHT and MARY SMALL having first been
(Print Name of Witness) (Print Name of Witness)

duly sworn according to law, do depose and say:

1. That we are adult citizens of the State of Tennessee.

2. That we witnessed the execution of the Last Will and Testament of HUU DANG, the Testator, dated the 30th day of OCT, 2017, to which paper writing this affidavit is attached, and that this affidavit is being made at the request of the Testator and in accordance with Tennessee code Annotated, Section 32-2-110.

3. That the Testator, in our common presence, sight and hearing, declared said paper writing to be, and signed same as and for, his Last Will and Testament.

4. That our signatures as witnesses are affixed to said Last Will and Testament; that we signed or affixed the same at the instance and request of the Testator and in his presence and in the presence of each other, at the place and on the date recited in said Last Will and Testament for the express purpose of attesting to his signature and act of execution.

5. That the Testator was, in the opinion of each of us, of sound mind and disposing memory at the time he executed said Last Will and Testament.

Anthony Wright
(Signature of Witness)

Mary Small
(Signature of Witness)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 30th day of OCT, 2017.

Notary Public
My Commission Expires: 05/06/2018