Prepared from information provided by the parties hereto without the benefit of title insurance or counsel or advice as to legal consequences or tax related matters. No title examination or settlement has been performed and Attorney Douglas L. Waterman shall not be responsible for any matter that could have been resolved by a title examination or legal and/or tax related counsel. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

ADDRESS NEW OWNER:	Forge Ridge Property Trust 2156 Forge Ridge Cir Nashville, Tennessee 37217
SEND TAX BILLS TO:	SAME
MAP-PARCEL NUMBERS:	135-6-A 34-CO
Prepared by:	Douglas L. Waterman, Attorney at Law, PLLC Dba Waterman Law Firm 4701 Trousdale Drive, Suite 211 Nashville Tennessee 37220

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One and No/100 Dollars ($1.00) This Deed, Made this ___th day of December, 2023 by and between YEN TAN and wife, HOANG AI TRAN, "Grantor(s)" convey unto the FORGE RIDGE PROPERTY TRUST, dated December 7, 2023 , HOANG AI TRAN, Trustee, "Grantee," including all their rights, title and interest in said property and the following described real estate, to-wit:

Land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

BEING Lot No. 34, on the plan of Resubdivision of Lot 1 Forge Ridge, of record in Plat Book 9700, Page 295 & 296, and corrected in Book 10316, Page 880, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

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BEING part of the same property conveyed to Frank Baton Homes, Inc. by Deed from Gregory S. Perrone., Trustee of record in Deed Book 10410, Page 9428, Register's Office for said County.

BEING the same property conveyed to YEN TAN, and wife, HOANG AI TRAN, by Warranty Deed from Frank Batson Homes, Inc., of record in Deed Book 10656, Page 789, Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises

WITNESS my hand and seal on this 7 th day of December, 2023

Yen Tan
YEN TAN

Hoang Ai Tran
HOANG AI TRAN

Karen Johnson Davidson County
Batch # 1109049 DEEDQC
03/08/2024 02:01:10 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20240308-0016376

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for said County and State, personally appeared YEN TAN, and wife, HOANG AI TRAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged themselves to be the Grantor(s) and that they as such executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, this the 7 th day of Decemberr, 2023.

Diane T. Waterman
Notary Public

My Commission Expires: 5-5-2025

DIANE T. WATERMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1.00

Affiant: Yen Tan

Affiant: Hoang Tran

Signed before me, witness my hand and official seal.
This 7 th day of December, 2023.

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Diane T. Waterman
Notary Public

My Commission Expires: 5-5-2025

DIANE T. WATERMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025