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.

Karen Johnson
Batch # 1134871
05/15/2024 12:07:29 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240515-0035953

ADDRESS NEW OWNER:	LP & THD Property Trust 629 Nashua Ln. Nashville, Tennessee 37209
SEND TAX BILLS TO:	SAME
MAP-PARCEL NOS.	091-05-0-231.00
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 8th day of April, 2024 by and between Long H. Phan, an unmarried man, conveys said real property to LP & THD PROPERTY TRUST Agreement u/a dated April 8, 2024, Tri Ha Diep, Trustee, "Grantee," including all his rights, title and interest in said property and the following described real estate, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 25 on the plan of Mosswood Heights, Section 2, of record in Book 4175, Page 155, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Alexander S. Novikov and Lyalya M., Novikova, husband and wife and Roman A. Novikov, an unmarried person, by deed from Ali Al-Salim and Bashir Al-Asim, on December 28, 2001, of record in Instrument Number 20020104-0001391, Register's Office for Davidson County, Tennessee. Further conveyed to Alexander S. Novikov and wife, Lyalya M. Novikova of record in Instrument Number 20131230-0130626, said Register's Office.

Being the same property conveyed to Long H. Phan an unmarried man, by deed from Alexander S. Novikov and wife, Lyalya M., Novikova, on December 30, 2013, of record in Instrument Number 20131230-0130527, Register's Office for Davidson County, Tennessee.

Subject to all applicable conditions, restrictions, reservations, easements, set-backs as shown on said recorded plat.

This contains improved property known as 629 Nashua Ln., Nashville, Tennessee 37209.

WITNESS my/our hand(s) and seal on this 8th day of April, 2024

Long H. Phan

STATE OF TENNESSEE)

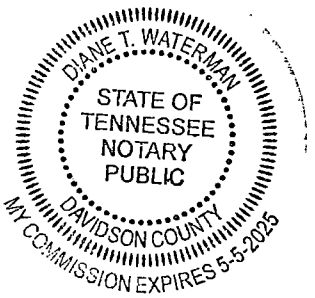
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Long H. Phan, a married man, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged themselves to be the Grantor and that they as such executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Davidson County, Tennessee, this the 8th day of April, 2024.

Diane T. Waterman
Notary Public

My Commission Expires: May 5, 2025



STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1.00

Affiant:

Signed before me, witness my hand and official seal.
This 8th day of April, 2024.

Diane T. Waterman
Notary Public

My Commission Expires: May 5, 2025

