THIS INSTRUMENT PREPARED BY:
Shanone Emmack, Attorney at Law
219 Third Avenue North
Franklin, Tennessee 37064
Phone: 615-920-0906
semmackattorney@gmail.com

Address New Owner as:
The Hang Nguyen Revocable Family Trust
C/O Hang Nguyen, Trustee
601 Cedar Crest Drive
Nashville, Tennessee 37209

Send Tax Bills to:
New Owner

TAX PARCEL ID NUMBER:
114-08-0A-001.00-CO

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $10.00

Hang Nguyen
AFFIANT

NOTARY PUBLIC Teresa D Smith County of Williamson My Commission Expires 3/16/25 STATE OF TENNESSEE

Subscribed and sworn to before me,
this the 4th day of June 2024

Teresa Smith
NOTARY PUBLIC

My commission expires on 3/16/25

Karen Johnson Davidson County
Batch # 1155612 DEEDQC
07/09/2024 08:30:08 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240709-0051211

QUIT-CLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, **HANG NGUYEN** ("Grantor"), hereby quit claim all my right title and interest unto **THE HANG NGUYEN REVOCABLE FAMILY TRUST** ("Grantee"), its successors, heirs, and assigns the following parcel of land and improvements in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Cedar Crest Subdivision - Phase I, a Planned Unit Development of record in Plat Book 6900, Page 284, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Hang Nguyen, a single woman, by Warranty Deed from Harold W. Madison and wife Robin M. Madison of record in Instrument No. 20201110-0131999, Register's Office for Davidson County, Tennessee, dated November 6, 2020, and recorded on November 10, 2020.

FURTHER BEING the same property conveyed to Harold W. Madison and wife Robin M. Madison by Warranty deed from Bana Construction Corp of record in Book 11024, page 492, Register's Office for Davidson County, Tennessee, dated July 16, 1998, and recorded on July 17, 1998.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements, or rights of ways for public utilities that appear in the appropriate public record.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page 284, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions, and Restrictions of record in Book 7213, Page 973, as amended in Book 8424, Page 405, Book 10086, Page 772, Book 10174, Page 199, and clarified in Instrument No. 20020823-0102246, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition, or restriction if any based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition, or restriction (a) is exempt under Title

42 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws of Cedar Crest Homeowners Association of record in Book 8480, Page 693, and Instrument No. 20150902-0089033, Register's Office for Davidson County, Tennessee.
Charter of Cedar Crest Homeowners Association of record in Book 8424, Page 180, Register's Office for Davidson County, Tennessee.

Conveyance of Common Areas to Homeowners Association of record in Book 8440, Page 259, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement is on record in Book 7127, Page 767, Register's Office for Davidson County, Tennessee.

Storm Detention Agreement of record in Book 7127, Page 763, in the Register's Office for Davidson County, Tennessee.

This is an improved known as 601 Cedar Crest Drive, Nashville, TN 37209.

IN WITNESS WHEREOF, the Grantor has executed this Quit Claim Deed in this the 4th day of June, 2024.

HANG NGUYEN
GRANTOR AND TRUSTEE

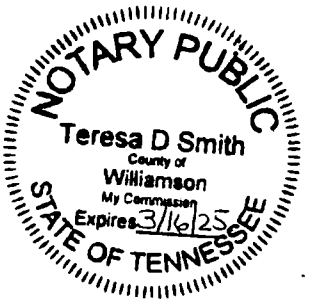
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared HANG NGUYEN, with whom I am personally acquainted, and who acknowledged that they executed the within the instrument for the purposes therein contained.

Witness my hand and seal this 4 day of June 2024.

Notary Public

My Commission Expires: 3/16/25



Certification of Trust for

The Hang Nguyen Revocable Family Trust dated May 30, 2024.

This Certification of Trust is signed by all the currently acting Trustees of The Hang Nguyen Revocable Family Trust dated May 30, 2024, who declares:

1. The Grantor of the trust is Hang Nguyen. The trust is revocable by the Grantor.

2. The Trustee of the trust is Hang Nguyen, whose address is 601 Cedar Crest Drive, Nashville, Tennessee 37209.

3. The Successor Trustees of the trust Upon Incapacity or Death are:

   First Successor: Thuy-Linh Thi Nguyen (Mother)

   Second Successor: Quang Thanh Nguyen (Father)

4. Title to assets held in the trust will be titled as:

   "**The Hang Nguyen Revocable Family Trust** dated May 30, 2024".

5. An alternative description will be effective to title assets in the name of the trust or to designate the trust as a beneficiary if the description includes the name of at least one initial or successor Trustee, any reference indicating that property is being held in a fiduciary capacity and the date of the trust.

6. Excerpts from the trust document that establish the trust, designate the Trustee, and set forth the powers of the Trustee will be provided upon request. The powers of the Trustee include the power to acquire, sell, assign, convey, pledge, encumber, lease, borrow, manage, and deal with real and personal property interests.

7. The terms of the trust provide that a third party may rely upon this Certification of Trust as evidence of the existence of the trust and is specifically relieved of any obligation to inquire into the terms of this trust or the authority of my Trustee or to see to the application that my Trustee makes of funds or other property received by my Trustee.

8. The trust has not been revoked, modified, or amended in any way that would cause the representations in this Certification of Trust to be incorrect.

EXHIBIT A

This the 4th day of June, 2024

Hang Nguyen, Trustee

STATE OF TENNESSEE)
) ss.
COUNTY OF Williamson)

Personally appeared before me, Teresa Smith, Notary Public, Hang Nguyen, as Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day, June 4, 2024.

NOTARY PUBLIC
Teresa D Smith
County of
Williamson
My Commission
Expires 3/16/25
STATE OF TENNESSEE

Notary Public

My commission expires: March 16, 2025