Prepared by: John W. Crow, II, 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.

Karen Johnson Davidson County
Batch # 1169256 DEEDQC
08/14/2024 01:38:25 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240814-0062201

THANH PHUOC TONG

TO: QUITCLAIM DEED

THANH TONG, Trustee of the
THANH TONG REVOCABLE TRUST dated August 13, 2024

THIS DEED OF REALTY, executed as of the 13 day of August, 2024, by and between, THANH PHUOC TONG, a married man, ("Grantor"), and THANH TONG, Trustee of the THANH TONG REVOCABLE TRUST dated August 13, 2024, and any amendments thereto, ("Grantee"),

WITNESSETH:

That Grantor does hereby quitclaim and convey unto Grantee, all of Grantor's right, title and interest, in and to certain realty situated in Davidson County, State of Tennessee, being bounded described as follows:

> Land in Davidson County, Tennessee, being Unit Number 3530 of The Plan of HOMES AT 3528 and 3530 STANDING STONE DRIVE, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HOMES AT 3528 AND 3530 STANDING STONE DRIVE, of record as Instrument No. 20171031-0111555, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Thanh Phuoc Tong, a married man, by Warranty Deed from Santwon Townsend, dated March 12, 2024, and recorded March 21, 2024, of record in Instrument No. 20240321-0019665, in the Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions including those recorded located at the Register's of Deed's Office for Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.

The source of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

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

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

THANH PHUOC TONG Grantor

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, THANH PHUOC TONG, 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 13 day of August, 2024.

My Commission Expires:

March 6, 2028.

RACHEL REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-06-2028

Notary Public

Property Owners Name
And Mailing Address:

Thanh Tong, Trustee of the
Thanh Tong Revocable Trust
7008 Collinswood Drive
Nashville TN 37221

Person or Entity Responsible for
Payment of Property Taxes:

SAME/OWNER

Property Address:

3530 Standing Stone Drive
Nashville, TN 37207

Map and Parcel No.:

050 06 0C 002.00

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