Karen Johnson
Batch # 1264477
04/24/2025 12 21 02 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250424-0031590

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF April, 2025

Notary Public

MY COMMISSION EXPIRES 3/3/2026.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
PHAM VAN LAM, ET AL	**SAME**	**114-07-0B-097.00 CO**
(NAME) **1253 W. RUNNING BROOK ROAD**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

CORRECTIVE QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, PHAM VAN LAM AND WIFE, THOM NGUYEN,** HEREINAFTER CALLED THE GRANTORS, BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF OUR RIGHT, TITLE, AND INTEREST UNTO **TUYET ANH LAM, A ONE-HALF (1/2) UNDIVIDED INTEREST, AND PHAM VAN LAM AND WIFE, THOM NGUYEN, A ONE-HALF (1/2) UNDIVIDED INTEREST, AS TENANTS IN COMMON,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT·

****A Quitclaim Deed from Pham Van Lam and wife, Thom Nguyen, dated October 24, 2018 was recorded October 29, 2018 in Instrument No. 20181029-0106799, Register's Office for Davidson County, Tennessee with the following legal description:**

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Section Four, Westchase, of record in Instrument No. 20040204-0013784, Register's Office for Davidson County, Tennessee, the west 45 feet of the south 200 feet of Lot No. 95 and the west 30 feet of the south 200 feet of Lot No. 96 on the Map of Kenmore Place of record in Book 332, Pages 32 and 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

The legal description in that deed contained an extraneous description which was inadvertently included. This Corrective Warranty Deed is given to correct the legal description.**

THE FOLLOWING IS THE CORRECTED LEGAL DESCRIPTION:

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Section Four, Westchase, of record in Instrument No. 20040204-0013784, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Pham Van Lam and wife, Thom Nguyen, and Thuy An Thi Nguyen, from Michael Bechard and Stephanie Dalton-Bechard, by warranty deed dated May 23, 2011 of record in Instrument No. 20110531-0041153, said Register's Office. Further, being the same property conveyed to Pham Van Lam and wife, Thom Nguyen, from Thuy An Thi Nguyen, an unmarried woman, by quitclaim deed dated June 9, 2014, of record in Instrument No. 20140611-0050652, said Register's Office.

unimproved (
This is improved(X) property, known as **1253 W RUNNING BROOK RD., NASHVILLE, TN 37209**
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 23 day of April, 2025.

PHAM VAN LAM

THOM NGUYEN

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **PHAM VAN LAM AND THOM NGUYEN,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at office this 23 day of April, 2025.

My commission expires: 5/10/27

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON