Karen Johnson Davidson County
Batch# 1283658 DEEDQC
06/10/2025 08:28:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250610-0045387

This Instrument Prepared By: Linville Estate Law 830 Crescent Centre Dr., Suite 320 Franklin, TN 37067 **After Recording Return To The Above.**	The actual consideration for this transfer is $0. RYAN J. ALSPAUGH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON Affiant Sworn to and subscribed before me this 6th day of June, 2025. Notary Public My Commission Expires: 9/20/25 **This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).**

QUITCLAIM DEED

THIS INDENTURE, made this 6th day of June, 2025, among:

JOSEPH HOANG AND MEGAN CHAVANA, HUSBAND AND WIFE,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

JOSEPH HOANG AND MEGAN CHAVANA, TRUSTEES OF THE HOANG FAMILY TRUST DATED JUNE 6, 2025,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the **"Grantee"**).

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 21, on the Plan of Phase Two, Highlands of Brentwood (formerly Brentwood Highlands), of record in Instrument No. 20000209-0013331 (erroneously referenced in prior deed as Instrument No. 20000209-001331), Register's Office for Davidson County, Tenneseee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joseph Hoang and Megan Chavana, husband and wife, by Warranty Deed from Pamela Dehmlow f/k/a Pamela Gail Standard, married, dated July 22, 2020, and recorded July 27, 2020, at Instrument No. 20200727-0081983, in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 1272 Brentwood Highlands Drive, Nashville, TN 37211.

THIS DEED has been prepared solely upon information furnished by **Joseph Hoang and Megan Chavana.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

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.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

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 the undersigned have executed this instrument on the date first above written.

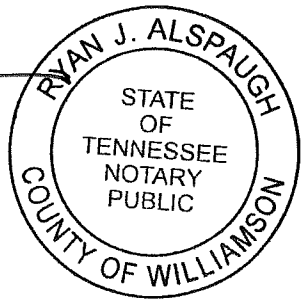
JOSEPH HOANG

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Joseph Hoang**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of June, 2025.

Ryan J. Alspaugh, Notary Public
My Commission Expires: 9/20/25



MEGAN CHAVANA

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Megan Chavana**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of June, 2025.

Ryan J. Alspaugh, Notary Public
My Commission Expires: 9/20/25

RYAN J. ALSPAUGH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Owner Name & Property Address:

Joseph Hoang and Megan Chavana, Trustees
Hoang Family Trust dated June 6, 2025
1272 Brentwood Highlands Drive
Nashville, TN 37211

Responsible Party For Taxes:

Joseph Hoang and Megan Chavana, Trustees
Hoang Family Trust dated June 6, 2025
1272 Brentwood Highlands Drive
Nashville, TN 37211

Tax Map and Parcel: 172 04 0A 066.00

Certificate of Authenticity

I, Trent Linville, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/6/25.

Date

Affiant Signature

6/6/25

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 6th day of June, 2025.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

