Box 10A

This Instrument Prepared By.
J. Greg Hardeman, Attorney
4301 Hillsboro Road
Suite 300
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Karen Johnson Davidson County
Batch # 1284586 DEEDQC
06/16/2025 09 18 02 AM 3 pgs
Fees $17 00 Taxes $0 00
20250616-0046594

Sworn to and subscribed before me this 13 day of June, 2025.

Notary Public

My Commission Expires:

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1/22/29

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Dinh Q. Hoang 544 Summit Oaks Ct Nashville TN 37221	Same	128-12-C-21

KNOW ALL MEN BY THESE PRESENTS that I, Kevin H. Sosa, do hereby quitclaim and by these presents transfer and convey unto Dinh Q. Hoang, all of my right, title and interest in the property in Davidson County, Tennessee described as follows:

SEE ATTACHED EXHIBIT "A"

This is improved property known as 1132 Woodbury Falls, Nashville, TN 37221.

The Grantor herein certifies that this has not been the principal residence of Grantor.

This conveyance is made subject to all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above described property.

IN WITNESS WHEREOF I have hereunto set my hand on this the 13 day of June, 2025.

Kevin H. Sosa

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin H. Sosa, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13 day of June, 2025.

Notary Public

My Commission Expires: 

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 1132 on the Plan of WOODBURY TOWNHOMES, PHASE1, as shown on the Plat recorded as Exhibit "E" of the Declaration of Covenants, Conditions and Restrictions establishing Woodbury Townhomes, Phase 1, of record in Instrument No. 20050216-0017693, amending the P.U.D. Boundary Plat for Woodbury, A Planned Unit Development, of record in Instrument No. 20060310-0028278, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said lot

Being the same property conveyed from Van Hoang by Quitclaim Deed to Kevin Sosa, recorded on the 10th day of September 2019 of record in Instrument No. 20190910-0091154, said register's office. Being the same property conveyed from Van Hoang by Quitclaim Deed to Van Hoang and Kevin Sosa, recorded on the 29th day of August 2019 of record in Instrument No. 20190829-0087098, said register's office.

Subject to:

All matters appearing on the plan of record in Instrument No. 20050216-0017693 and Instrument No. 20060310-0028278, said Register's Office;

Charter of record in Instrument No. 20060309-0027744, said Register's Office;

Restrictive covenants in Instrument No. 20060310-0028278 and Instrument No. 20080201-0010772, said Register's Office;

Easements of record in Book 5074, page 856, Book 5074, page 945, Book 8083, page 534, Book 8083, page 541, Book 8083, page 547 and Instrument No. 20050118-0005578, said Register's Office.