QUITCLAIM DEED

Karen Johnson
Batch # 1285124
06/17/2025 08 40 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250617-0047333

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0-

Affiant

Subscribed and sworn to before me, this the 9th day of June, 2025

Notary Public

My commission expires Sept. 8th 2026

(AFFIX SEAL)

JESSICA D. PUCKETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To	Map-Parcel Numbers
Van No Nguyen and Lisa Ngoc Thach	**"NEW OWNER"**	**059-11-0-287.00**
707 Paige Circle		
Nashville, TN 37207		

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,

Van Nguyen aka Van No Nguyen, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Van No Nguyen and Lisa Ngoc Thach, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Land in Davidson County, Tennessee, being Lot No. 24B on the Zone Lot Division of Lots 24 and 25 on the Plan of Paige Villa, of record in Plat Book 6250, Page 881, amends Plat Book 6250, Page 557, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Van Nguyen, an unmarried person by Warranty Deed dated February 11, 2022, from William A. Brown, III, an unmarried man of record in Instrument No. 20220214-0016464, said Register's Office Davidson County, Tennessee. Van Nguyen is also known as Van No Nguyen.

This Quitclaim Deed is executed and delivered by Van No Nguyen, a married man to convey title to Van No Nguyen and Lisa Ngoc Thach, husband and wife, and to create a tenancy by the entireties.

THIS INSTRUMENT HAS BEEN PREPARED BY ATTORNEYS TITLE COMPANY, INC., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID COMPANY HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

This is improved property known as 707 Paige Circle, Nashville, TN 37207.

Witness my/our hands this 13th day of June, 2025.

Van No Nguyen
Van No Nguyen

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 **Van No Nguyen** 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 13th day of **June, 2025.**

Jessica D. Puckett
Notary Public

My Commission Expires: Sept. 8th 2026

JESSICA D. PUCKETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY