Karen Johnson
Batch # 1288331
06/23/2025 08 52 52 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250623-0048755

THIS INSTRUMENT PREPARED BY: ***Brittney Mulvaney, Attorney at Law*** ***BPR # 34427*** *Mulvaney Law* *256 Seaboard Lane, Suite G-103* *Franklin, TN 37067* *(615) 489-8302* This instrument was prepared upon information furnished by the parties, and no independent title search has been made.	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON* *The actual consideration or value, whichever is greater, for the transfer is $-0-* *Affiant* *Sworn to and subscribed before me this 16th day of June, 2025* *Notary Public* *My commission expires: 5/21/28* BRITTNEY MULVANEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-21-2028

QUITCLAIM DEED

Name and Address of New Owner:
The JSCR Trust
Jeremy Hai Nguyen and Hoa Thien Cao, Trustees
1043 Nealcrest Circle
Spring Hill, TN 37174

Send Tax Bills To:
Same

Street Address of Subject Property:	**Map and Parcel:**
6617 Charlotte Pike Nashville, TN 37209	102 08 0 074.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JEREMY HAI NGUYEN, MARRIED** hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **THE JSCR TRUST, JEREMY HAI NGUYEN AND HOA THIEN CAO, TRUSTEES,** as tenants by the entirety in accordance with Tennessee Code Annotated, Section 35-15-510, hereinafter called "**GRANTEE,**" its heirs and assigns, all of their right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of Horton Heights, Section II, as of record in Book 1835, Page 128, Register's Office for Davidson County, Tennessee.

Said Lot No. 82 fronts 90 feet on the southerly side of Charlotte Pike and extends back between lines 245 feet on the easterly side and 246.7 feet on the westerly side to a dead line in the rear on which it measures 90 feet.

Being the same property conveyed to Jeremy Hai Nguyen, from William C. Martin III, Trustee of The Martin Living Trust u/a/d February 17, 2011, by Deed dated August 30, 2019, Instrument Number 20190905-0089684, in the Register's Office for Davidson County, Tennessee.

The foregoing legal description is the same as contained in the source of title shown above.

This conveyance is subject to any and all restrictions and easements of record.

WITNESS my hand this 16th day of June, 2025.

JEREMY HAI NGUYEN

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **JEREMY HAI NGUYEN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at Franklin, Tennessee, the day and year first above written.

BRITTNEY MULVANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-21-2028

NOTARY PUBLIC