Prepared by/Return to:
Mark B. Leedom, Esq.
636 Grassmere Park Drive Suite 130B
Nashville, TN 37211

Karen Johnson
Batch # 1290724
06/27/2025 09 19 46 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250627-0050717

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 26th day of June, 2025.

Notary Public

My commission expires: 5/8/29

MARK B LEEDOM NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/08/2029 DAVIDSON COUNTY

QUITCLAIM DEED

Address of New Owner(s) as follows.	Send Tax Bills To:	Map-Parcel Number
Loan X. Lam, Trustee	**New Owner**	**16104000700**
6825 Sunnywood Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, LOAN XUAN LAM and JENNY LAM, husband and wife, and THUY LAM and NHAM LAM, "GRANTOR(S)", by these presents, does hereby quitclaim and convey unto LOAN X. LAM and JENNY N. LAM, CO-TRUSTEES OF THE LOAN AND JENNY LAM TRUST UAD DECEMBER 24, 2023, "GRANTEE(S)", his/her/their successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Whispering Hills Annex of record in Book 2331, Page 133, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Loan Xuan Lam and Jenny Lam, husband and wife, and Thuy Lam and Nham Lam, joint tenants with right of survivorship, by Warranty Deed from Emily Beth Sanders and Ethan L. Sanders, wife and husband, dated 10/4/22 of record in Instrument No. 20221005-0110052, Register's Office of Davidson County, Tennessee.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee.

Legal description taken from prior deed of record.

By way of recital, the property described herein is improved property bearing the street address of 5017 Hasty Drive, Nashville, TN 37211.

\

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 24th day of June, 2025.

LOAN XUAN LAM

JENNY LAM

THUY LAM

NHAM LAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, the within named Loan Xuan Lam, Jenny Lam, Thuy Lan, and Nham Lam, 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 at office this 24th day of June, 2025.

My commission expires: 5/8/29

NOTARY PUBLIC

MARK B LEEDOM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/08/2029
DAVIDSON COUNTY