Karen Johnson Davidson County
Batch# 1291778 DEEDQC
06/30/2025 12:53:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250630-0051406

QUITCLAIM DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00.

Katherine Cooper
Affiant

Subscribed and sworn to me on June 30, 2025.

JOHN COBB ROCHFORD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

NOTARY PUBLIC

My Commission Expires: 12/19/26

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Rd., Suite 201
Nashville, Tennessee 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Ryan Vo 6318 Edsel Drive Nashville, TN 37209	SAME AS NEW OWNER	078 F 024 00

Khanh KC

KNOW ALL MEN BY THESE PRESENTS that, ~~Khan~~ **C. Chau and Kelly Chau,** hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto **Ryan Vo**, hereinafter called **"GRANTEE,"** his successors and assigns, their rights, title and interest in and to certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit B on the plan of 6316 Edsel Drive Homes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210607-0075843 as amended in Instrument No. 20221005-0109654, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Khan C. Chau and Kelly Chau, by deed from JP Holsing LLC dated November 4, 2022, and of record in the Register's Office of Davidson County, Tennessee, in Instrument No. 20221107-0119490.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on June 30, 2025.

KC Khanh ~~Khan~~ C. Chau

Kelly Chau

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Khanh KC

On 6/30, 2025 before me personally appeared ~~Khan~~ C. Chau and Kelly Chau, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL ON 6/30, 2025.

NOTARY PUBLIC

My Commission Expires: 12/19/26

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith an that this is a true and correct copy of the original document executed and authenticated according to law on June 30, 2025.

John Cobb Rochford

June 30, 2025

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on June 30, 2025.

Brooke Sobo

My commission expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025