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

Karen Johnson Davidson County
Batch# 1298216 DEEDQC
07/16/2025 12:46:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250716-0056201

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $-0.

Affiant

Subscribed and sworn to before me, this 16th day of July, 2025.

Notary Public

My commission expires: 01/30/2029

JENNIFER RUSSELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Ngoc Son Ha	**New Owner**	**181010B14500CO**
6716 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, Son Ngoc Ha aka Ngoc Sun Ha, "GRANTOR(S)", by these presents, does hereby quitclaim and convey unto Ngoc Son Ha, married, and Thi Li Nguyen, married, tenants in common with right of survivorship, "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, Plan of Phase Two, 2nd Addition to Sugar Valley, a RS-10 Cluster Lot Subdivision, of record in Instrument No. 20060322-0032604, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Son Ngoc Ha by Quitclaim Deed from Chau Ha dated 5/13/25 of record in Instrument No. 20250514-0037948, Register's Office for Davidson County, Tennessee. Son Ngoc Ha is one and the same person as Ngoc Son Ha.

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 6716 Sunnywood 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 10th day of July, 2025.

Son Ngoc Ha

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, the within named Son Ngoc Ha, 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 10th day of July, 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

Tennessee Certification of Electronic Document

I, Jennifer Russell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/10/25 (date of document).

Jennifer Russell
Affiant Signature

7/16/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 16th day of July 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

