After recording return to:
Vylla Title, LLC
6200 Tennyson Pkwy
Suite 110
Plano, TX 75024
File No. 101-10721074

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Karen Johnson Davidson County
Batch# 1298564 DEEDQC
07/18/2025 08:15:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250718-0056628

Parcel ID No.: 160160B03500

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this __3rd___ day of ____July_____, 2025, by and between **Lana Ngoc Nguyen F/K/A Loan Nguyen and George Nguyen A/K/A Giang Nguyen, Wife and Husband,** residing at 6080 Brentwood Chase Drive, Brentwood, TN 37027, hereinafter referred to as Grantor(s) and **Lana Ngoc Nguyen and George Nguyen, Wife and Husband, as joint tenants with right of survivorship,** residing at 6080 Brentwood Chase Drive, Brentwood, TN 37027, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Williamson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 6080 Brentwood Chase Drive, Brentwood, TN 37027

BEING the same which Thomas C. Spencer and Kristin G. Spencer by Deed dated August 22, 2007 and recorded September 5, 2007 in the County of Davidson, State of Tennessee in 20070905-0106562 conveyed unto Loan Nguyen and Giang Nguyen, Wife and Husband.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

x _____
FKA _____
Lana Ngoc Nguyen F/K/A Loan Nguyen

x _____
FKA _____
George Nguyen A/K/A Giang Nguyen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Lana Ngoc Nguyen F/K/A Loan Nguyen and George Nguyen A/K/A Giang Nguyen**, the within named Grantor, 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 seal, at office in Brentwood, Tennessee, this 3rd day of July, 20 25.

_____
Notary Public

My Commission expires: December 27, 2027

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 12/27/2027

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: George Nguyen

STATE OF Tennessee
COUNTY OF Williamson

Subscribed and sworn to before me this 3rd day of July, 20 25.

Notary Public
My Commission Expires: December 27, 2027

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 12/27/2027

Name and address for person(s) responsible for taxes:

Lana Ngoc Nguyen and George Nguyen
6080 Brentwood Chase Drive
Brentwood, TN 37027

Name and address of property owner:

Lana Ngoc Nguyen and George Nguyen
6080 Brentwood Chase Drive
Brentwood, TN 37027

EXHIBIT A
LEGAL DESCRIPTION

The following described property in the County of Davidson, State of Tennessee, to-wit:

BEING Lot No. 35 on the Plan of Revision One, Section One, Brentwood Chase, as shown by plat of record in Plat Book 9700, Page 936, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same which Thomas C. Spencer and Kristin G. Spencer by Deed dated August 22, 2007 and recorded September 5, 2007 in the County of Davidson, State of Tennessee in 20070905-0106562 conveyed unto Loan Nguyen and Giang Nguyen, Wife and Husband.

Parcel ID Number: 160160B03500

Property commonly known as: 6080 Brentwood Chase Drive, Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Sheraye Motton, 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 July 03, 2025 (date of document).

Sheraye Motton
Affiant Signature

07/17/2025
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 17th day of July, 2025.

Erica M Amendola
Notary's Signature

MY COMMISSION EXPIRES: 3-26-27

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
ERICA M AMENDOLA - Notary Public
Allegheny County
My Commission Expires March 26, 2027
Commission Number 1289560