Karen Johnson Davidson County
Batch# 1299765 DEEDQC
07/18/2025 12:36:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250718-0056815

This instrument was prepared by:
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, Tennessee 37204

Quitclaim Deed

Address New Owner as follows:	Send Tax Bills to:	Map and Parcel Numbers:
Linh Thuy Thi Nguyen 847 Richards Road, Antioch, Tennessee 37013	New Owner	14812006200

For valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mekong Development, LLC**, a Tennessee limited liability company ("**Grantor**") does hereby transfer and quitclaim unto **Linh Thuy Thi Nguyen** ("**Grantee**"), her heirs, successors, and assigns, all of Grantor's interest in certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Hazelwood Subdivision, Section 2, of record in Book 3106, Page 97, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Mekong Development, LLC, a Tennessee limited liability company, by Warranty Deed from C&C Residential Properties, Inc., a Texas corporation, of record as Instrument No. 20230109-0001436 in the Register's Office for Davidson County, Tennessee.

This is real property known as **847 Richards Road, Antioch, Tennessee 37013**.

This conveyance is subject to such restrictions, encumbrances, and easements as may appear of record.

The purpose of this instrument is to transfer all interests that Grantor may have in the property to Grantee.

This instrument has been prepared using information provided by the parties, and the preparer has not conducted any title examination independent from the title materials supplied by the parties. The legal description above is based upon the description contained in the prior deed referenced herein. The preparer makes no warranties or representations regarding the status of title to the property.

In witness whereof, this instrument has been executed this 17th day of July, 2025.

Grantor

Mekong Development, LLC, a Tennessee limited liability company

By: _____
Linh Thuy Thi Nguyen, Sole Member

State of Tennessee
County of Davidson

Before me, the undersigned Notary Public of said State and County, personally appeared **Linh Thuy Thi Nguyen**, with whom I am personally acquainted or whose identity was proven to me with satisfactory evidence, and who upon oath acknowledged herself to be the **Sole Member** of **Mekong Development, LLC,** a Tennessee limited liability company, and that she, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company as its **Sole Member.**

Witness my hand at office this 17th day of July, 2025.

_____ My commission expires: 5/9/2026
Notary Public

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

The actual consideration for this transfer is $-0-.

_____
Affiant

Subscribed and sworn to before me this 17th day of July, 2025.

_____ My commission expires: 7/17/2027
Notary Public

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity of Electronic Document

I, **Mike Boyd**, 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 17, 2025**.

Mike Boyd
Date: July 18, 2025

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18th day of July, 2025.

Notary Public
My commission expires: 5/8/29

STEPHANIE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON