QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1300917 DEEDQC
07/23/2025 11:00:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250723-0058176

STATE OF Tennessee COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Katherine Cooper
Affiant

Subscribed and sworn to me on July 22, 2025.

NOTARY PUBLIC

My Commission Expires: 12/19/26

ely upon information supplied by the Grantor, and without the benefit of a title search.

JOHN COBB ROCHFORD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
MK3 LLC 910 Youngs Ln, Unit 6 Nashville, TN 37207	Same As New Owner	047-00-0-017.00

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

KNOW ALL MEN BY THESE PRESENTS that Bao Nguyen and wife, Khanh Thuy, and Jack Phan, a married man, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Khanh C. Chau and wife, Kelly Chau, hereinafter called **"GRANTEES,"** their successors and assigns, their entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Beginning at an iron rod set in the west margin of Old Hickory Boulevard at a distance of 30 feet from the center of said road, said point being the northeast corner of the Woodrow T. Harry et ux property; thence leaving the west margin of Old Hickory Boulevard along the north boundary line of the Harry property and with a fence line North 70 deg. 02 min. 00 sec. West, 1186.64 feet to an iron rod set at a corner of Tract 2; thence with boundary lines of Tract 2 on newly established lines to points as follows: North 21 deg. 59 min. 37 sec. East, 200.12 feet to an iron rod set; South 70 deg. 02 min. 00 sec. East 820.39 feet to an iron rod set; South 56 deg. 06 min. 22 sec. East 374.23 feet to an iron pin set; South 22 deg. 04 min. 58 sec. West, 110.0 feet to the point of beginning, containing 5.07 acres, more or less. Survey by Bledsoe, Adams, Christy Engineering and Surveying, LLC, Phillip Darrin Christy, R.L.S. No. 1821, P. 0. Box 40. Dickson, TN 37056-0040, dated 11/27/2006.
>
> BEING THE SAME PROPERTY conveyed to Bao Nguyen and wife, Khanh Thuy, and Jack Phan, a married man, from Bao Nguyen and wife, Khanh Thuy of record in Instrument No. 20150903-0090040, Register's Office for Davidson County, Tennessee, dated September 1st, 2025, and recorded on September 3rd, 2015.
>
> This is unimproved property known as 0 Old Hickory Blvd, Nashville, TN 37015.

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

~Signature Pages to Follow~

WITNESS my hand on July 22, 2025.

Bao Nguyen

Bao Nguyen

STATE OF Tennessee

COUNTY OF Williamson

On July 22, 2025, before me personally appeared Bao Nguyen, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 22nd of July, 2025.

NOTARY PUBLIC

My Commission Expires: 12/14/26

JOHN COBB ROCHFORD NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

WITNESS my hand on July 22, 2025.

Khanh Nguyen

Khanh Thuy

STATE OF Tennessee

COUNTY OF Williamson

On July 22, 2025, before me personally appeared Khanh Thuy, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 22nd of July, 2025.

NOTARY PUBLIC

My Commission Expires: 12/19/26

JOHN COBB ROCHFORD NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

WITNESS my hand on July 22, 2025.

Jack Phan

STATE OF Tennessee

COUNTY OF Williamson

On July 22, 2025, before me personally appeared Jack Phan, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 22nd of July, 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 July 22, 2025.

John Cobb Rochford

July 22, 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 July 22, 2025.

Brooke Sobo

My commission expires: 9/8/25

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