Karen Johnson Davidson County
Batch# 1300989 DEEDQC
07/23/2025 12:31:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250723-0058277

QUITCLAIM DEED

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18 TH DAY OF July, 2025.

Notary Public

MY COMMISSION EXPIRES: 2/27/2029

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, TN 37215

This Instrument was prepared by information provided by the parties, and no title search was performed by Music City Title & Escrow, Inc.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Trung Le and Lisa Nguyen	Same	**MAP & PARCEL** 161-06-0-094.00
709 Huntington Parkway Nashville, TN 37211	Same	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Tung Le and Vinh Le,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO **Trung Le and wife, Lisa Nguyen formerly known as Minh Hieu Nguyen,** HEREINAFTER CALLED GRANTEE, ALL OF OUR OWNERSHIP INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT TO GRANTEE, ITS SUCCESSORS AND ASSIGNS:

Being Lot 23, Section One, Huntington Park, of record in Book 4175, page 10, Register's Office, Davidson County, Tennessee to which plat reference is hereby made for a more complete legal description. Said description is incorporated herein by reference the same as if copied fully herein verbatim.

Being the same property conveyed to Tung Le and Vinh Le and Trung Le and wife, Minh Hieu Nguyen, by Warranty Deed from E. Brent Cornelius and wife Karen L. Cornelius, dated June 17, 1997, of record in Book 10497, page 59, Register's Office for Davidson County, Tennessee.

This is improved property located at 709 Huntington Parkway, Nashville, Davidson County, Tennessee.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 18th day of July 2025.

GRANTORS:

TUNG LE

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this the 18th day of July, 2025, before me personally appeared Tung Le, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument for the purposes therein contained.

Notary Public
My Commission Expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER

VINH LE

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this the 18th day of July, 2025, before me personally appeared Vinh Le, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument for the purposes therein contained.

Notary Public
My Commission Expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER

Certificate of Authenticity

I, Barbara McGinty, 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 18, 2025 (date of document).

Affiant Signature

Date 7/23/2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 23rd day of July, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER