Karen Johnson Davidson County
Batch# 1306215 DEEDQC
08/05/2025 03:24:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250805-0062215

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Drafted without title search being performed by Scrivener.

Return to:
Certified Title Corporation, 11459 Cronhill Drive, Suite M, Owings Mills, MD, 21117

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
SOHAPPY PROPERTIES INC.	SOHAPPY PROPERTIES INC.	162-16-OD-018 CO
1017 Kirkpark Ct	1017 Kirkpark Ct	
Nolensville, TN 37135	Nolensville, TN 37135	

QUITCLAIM DEED

Exempt Pursuant §67-4-409(a)(4)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, PHA DUC LE, an unmarried man, and LONG HOANG, divorced-not remarried, hereinafter referred to as "Grantor", whose mailing address is: 1017 Kirkpark Ct, Nolensville, TN 37135, does hereby convey, transfer, remise, release, relinquish and quitclaim unto SOHAPPY PROPERTIES INC., a Tennessee Corporation, in fee simple, hereinafter referred to as "Grantee", whose mailing address is: 1017 Kirkpark Ct, Nolensville, TN 37135, their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Honey Brook Subdivision, a Residential Planned Unit Development, Section One, of record in Plat Book 7900, page 254, Register's Office for said County, to which reference is made for a more complete description.

Tax ID No.: 162-16-OD-018 CO

BEING the same property conveyed to Pha D Le and Long Hoang by Deed from Tong Fong Wang and Ay Hwa Wang dated January 31, 2012 and recorded February 1, 2012 as Instrument No. 20120201-0008903 in the Office of the County Register of Deeds of Davidson County, State of Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 4816 Honey Grove Drive, Antioch, TN 37013.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 31 day of ~~31~~ July, 2025.

PHA D LE

STATE OF TENNESSEE
COUNTY OF Rutherford

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that PHA D LE, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 31st day of July, 2025.

Tanya Stafford
Notary Public
My Commission expires: 1-5-2028



IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 31st day of July, 2025.

LONG HOANG

STATE OF TENNESSEE
COUNTY OF Rutherford

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that LONG HOANG, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 31st day of July, 2025.

Tanya Stafford
Notary Public
My Commission expires: 1-5-2028

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

VALUATION AFFIDAVIT

I/We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 10, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

SOHAPPY PROPERTIES INC., a Tennessee Corporation

By, _____ Phu Duc Le president

Name: LONG HOANG
Title: Vice President

Subscribed and sworn to before me this 31 day of July, 2025.

_____
Notary Public
My Commission expires: 1-5-2028

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES, TAX RELATED MATTERS OR ANY MATTER RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED BY PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT THIS DEED HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED AND THE SAME SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, LEGAL AND/OR TAX RELATED COUNSEL.

Tennessee Certification of Electronic Document

I, Eileen Huff, 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 7/31/25 (date of document).

Affiant Signature

7/31/25
Date

State of Maryland

County of Baltimore

Sworn to and subscribed before me this 31st day of July, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/15/26

NOTARY'S SEAL

MICHAEL SEGAL
NOTARY PUBLIC
MONTGOMERY COUNTY
MARYLAND
My Commission Expires 10-15-2026