Prepared By:
MINH CONG VAN
QUAN MINH VAN
604 Landau Drive
Nashville, TN 37209

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00
Affiant
Subscribed and sworn before me this the
8 Day of August, 2025.
Brandi Weis, Deputy Register

Karen Johnson Davidson County
Batch # 1306924 DEEDQC
08/08/2025 11:30:22 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250808-0063130

Above Space Reserved for Recording
[If required by your jurisdiction, list above the name & address of: 1) where to return this form; 2) preparer;

Quitclaim Deed

Date of this Document: AUGUST 8 2025

Reference Number of Any Related Documents: 20250728-0059459

Grantor:

Name PHUNG CONG VAN
Street Address 604 LANDAU DRIVE
City/State/Zip NASHVILLE, TN 37209

Grantee: Send Tax Bills To:

Name MINH CONG VAN & QUAN MINH VAN
Street Address 604 LANDAU DRIVE
City/State/Zip NASHVILLE, TN 37209

Abbreviated Legal Description (i.e., lot, block, plat *or* section, township, range, quarter/quarter *or* unit, building and condo name): 604 LANDAU DRIVE, NASHVILLE, TN 37209

Assessor's Property Tax Parcel/Account Number(s): 102-03-0-094.00

THIS QUITCLAIM DEED, executed this 8 day of AUGUST, 2025, by first party, Grantor, PHUNG CONG VAN, whose mailing address is 604 LANDAU DR, NASHVILLE, TN 37209, to second party, Grantee, MINH CONG VAN & QUAN MINH VAN, whose mailing address is 604 LANDAU DRIVE, NASHVILLE, TN 37209

WITNESSETH that the said first party, for good consideration and for the sum of GIFT Dollars ($ 0.00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim,

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which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of DAVIDSON, State of TENNESSEE to wit: LAND IN DAVIDSON COUNTY, TENNESSEE being Lot NO 1344, ON The plan of Charlotte park, Section 18 of record in BOOK 3600, page 51 and 52, register office for Davidson county Tennessee to which plan reference is hereby made for more complete and accurate legal description

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first written above. Signed, sealed and delivered in the presence of:

Signature of Witness Carl

Print Name of Witness Carly minh pham

Signature of Witness Chau

Print Name of Witness Chau hue Ly

Signature of Grantor Phung

Print Name of Grantor PHUNG CONG VAN

State of TENNESSEE)
County of Davidson)

On August 8, 2025, before me, Monica M. Teimp, appeared Phung Cong Van, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Monica M. Trimp

Signature of Notary

MONICA M TRIMP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Affiant _____Known_____Produced ID
Type of ID _____
(Seal)

My Commission Expires March 9, 2027

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