Karen Johnson Davidson County
Batch# 1315438 DEEDQC
08/27/2025 02:19:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250827-0068693

This Instrument Prepared By: Linville Estate Law 830 Crescent Centre Dr., Suite 320 Franklin, TN 37067 **After Recording Return To The Above.**	The actual consideration for this transfer is **$0.** HALEY DROST STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 09-20-2028 Affiant Sworn to and subscribed before me this 27th day of August, 2025. Notary Public My Commission Expires: 09/20/2028 **This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(D).**

QUITCLAIM DEED

THIS INDENTURE, made this 27th day of August, 2025, among:

QUYDAO TRACEY TRAN AND EMILY TRAN,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

VAN BINH TRAN, A WIDOW

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 97 on the Final Plat of Section 2 Banbury Crossing, of record in Plat Book 9700, page 605 through 609 and corrected in Plat Book 10970, page 943, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Phu Han Tran and wife, Van Binh Tran and Quydao Tracey Tran and Emily Tran, as joint tenants with right of survivorship by Quitclaim Deed from Phu Han Tran and wife, Van Binh Tran dated February 25, 2005, and recorded March 1, 2005, at Instrument No. 20050301-0022621, in the Register's Office for Davidson County, Tennessee. The said Phu Han Tran having since passed away on November 23, 2021, with Van Binh Tran receiving his full share.

This improved property is situated at 501 Banshire Ct., Brentwood, TN 37027.

THIS DEED has been prepared solely upon information furnished by **Quydao Tracey Tran and Emily Tran.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

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

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

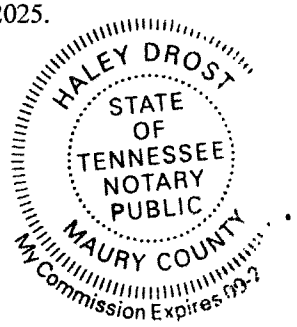
QUYDAO TRACEY TRAN

State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Quydao Tracey Tran**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of August, 2025.

Haley Drost, Notary Public
My Commission Expires: 09/20/2028



EMILY TRAN

State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Emily Tran**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of August, 2025.

Haley Drost, Notary Public
My Commission Expires: 09/20/2028



Owner Name & Property Address:

Van Binh Tran
501 Banshire Ct.
Brentwood, TN 37027

Responsible Party For Taxes:

Van Binh Tran
501 Banshire Ct.
Brentwood, TN 37027

Tax Map and Parcel: 172 09 0A 097.00

Certificate of Authenticity

I, Trent Linville, 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 August 27, 2025.

Date

T H Linville

Affiant Signature

8/27/25

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 27th day of August, 2025.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

