Karen Johnson Davidson County
Batch# 1321786 DEEDQC
09/15/2025 11:52:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250915-0073357

Prepared by: Wessley S. Inscoe, Attorney, 1503 16th Ave. S., Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

**Long Phi Lam**

**TO:**

**Anh Phuong Tra Hoang and Anhdao Tran Hoang**

# QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY, executed this 15th day of September, 2025, by and between **Long Phi Lam, a married man** ("Grantor"), and **Anh Phuong Tra Hoang, a married man, and Anhdao Tran Hoang, a married woman** ("Grantees"),

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grantor does hereby quitclaim and convey unto Grantees, all of Grantor's right, title, and one-third (1/3) interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> BEING Lot No. 27 on the Plan of First Revision of Cedar Forest, of record in Plat Book 6900, Page 383, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> BEING **the Grantor's one-third (1/3) interest** in the same property conveyed to Anh Phuong Tra Hoang, a married man, Anhdao Tran Hoang, a married woman, and Long Phi Lam, a married man, by Quitclaim Deed from Anh Phuong Tra Hoang, a married man, and Anhdao Tran Hoang, a married woman, dated August 30, 2022, and recorded on September 16, 2022, in Instrument No. 20220916-0103670, in the Register's Office for Davidson County, Tennessee.

This is the same description as in the previous deed of record.

This conveyance and the concerned real estate are subject to the following: (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) all other matters and restrictions of public record.

This is improved property, known as: **408 Cedar Forest Drive, Nashville, TN 37221**.

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty as of the date written first herein.

**Long Phi Lam**
Grantor

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Long Phi Lam**, named within, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 15th day of September, 2025.

JENNIFER WHEELER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 01-28-2026

Notary Public
My Commission Expires: 1·28·26

## STATEMENT OF CONSIDERATION

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

**The actual consideration or value, whichever is greater, for this transfer is: $0.00.**

**Affiant**

**Subscribed and sworn to before me, this 15th day of Sept., 2025.**

**Notary Public**
**My Commission Expires:** 1·28·26

JENNIFER WHEELER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 01-28-2026

| **Property Owner(s) Name and Mailing Address** | **Person/Entity Responsible for Payment of Property Taxes** | **Property Address and Map/Parcel No.** |
|---|---|---|
| Anh Phuong Tra Hoang and<br>Anhdao Tran Hoang<br>408 Cedar Forest Drive<br>Nashville, TN 37221 | Same/Owner | 408 Cedar Forest Drive<br>Nashville, TN 37221<br><br>128-03-0A-027.00-CO |

Certificate of Authenticity

I, Ariel Joaquin, 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 9.15.25.

Ariel Joaquin
Affiant Signature

9.15.25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15th day of Sept., 2025.

Jennifer Wheeler
Notary's Signature
My Commission Expires: 1.28.26

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026