Karen Johnson Davidson County
Batch# 1328690 DEEDQC
10/01/2025 12:16:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251001-0078183

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
John Bach 2709 Sparrowgap Trail Antioch, TN 37013	New Owner	164-03-0E-013.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Ngoc Van Le, an unmarried woman** by these presents does hereby quitclaim and convey unto the **John Bach, an unmarried man** their heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 13 on the Final Plat of Hamilton Church Manor, Phase 2, of record in instrument No. 20220104-0001231, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ngoc Vang Le, an unmarried woman, and John Bach, an unmarried man, as tenants in common by Special Warranty Deed from Century Communities of Tennessee, LLC, a Delaware limited liability company of record in Instrument No. 20230106-0001206 Register's Office for Davidson County, Tennessee, dated December 30, 2022 and recorded on January 06, 2023.

Being also known as 2709 Sparrowgap Trail, Antioch, TN 37013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
23rd day of September, 2025.

Affiant

My commission expires:
(Affix Seal)

Notary Public

KRISTIAN BOOTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-4-2028

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 9/23/25 day of September, 2025.

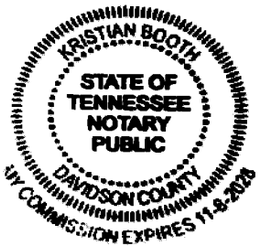
Ngoc Van Le

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ngoc Van Le, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23rd day of September, 2025.

Kristian Booth
Notary Public



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 September 23. 2025.

Affiant Signature

30th day of September, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of September, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

