This Instrument Prepared By:

Name: Vu Huy Nguyen
Address: ~~733 Summit Oaks~~ CT
NASHVILLE TN 37221

After Recording Return To:

Name: Kim Nhung THi Nguyen
Address: ~~733 SUMMIT OAKS~~ CT
NASHVILLE, TN 37221

Karen Johnson Davidson County
Batch # 1331017 DEEDQC
10/07/2025 08:43:32 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251007-0079814

Space above this line for recorder's use only

TENNESSEE QUITCLAIM DEED

STATE OF TENNESSEE
DAVIDSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, that Vu Huy NGUYEN (Grantor(s) name), on OCT 2ST 2025 for and in consideration of the sum _____ ($_____) does hereby bargain, sell, release, remise, quitclaim and convey unto Kim Nhung Thi NGUYEN (Grantee(s) name) all rights, title, and interest in and to the following described real estate, situated in DAVIDSON County, Tennessee, to-wit:

LOT 37 CHARLOTTE PARK ANNEX / NEIGHBORHOOD CODE AND NAME : 3328 CHARLOTTE PARK.. ANNEX OF RECORD IN PLAT BOOK 3700 , PAGE 49, in the REGISTERS OFFICE FOR DAVIDSON COUNTY , TN.

[WRITE LEGAL DESCRIPTION HERE OR ATTACH AND INSERT]

A Preceding Instrument Has Been Recorded: ☐Yes ☐No
Instrument Type: _____
Office Where Recorded: _____
Book and Page Number: 20180718007016b

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this _____.

Grantor's Signature
Vu Huy Nguyen
Grantor's Name
733 Summit Oaks ct
Street Address
Nashville TN 37221
City, State & ZIP

Grantor's Signature
Grantor's Name
Street Address
City, State & ZIP

In Witness Whereof,

Witness's Signature

David Mons

Witness's Name

1416 W Main St

Street Address

Lebanon, TN 37087

City, State & ZIP

Witness's Signature

Cinthya Tabala

Witness's Name

1416 W Main St

Street Address

Lebanon TN 37087

City, State & ZIP

STATE OF Tennessee)
COUNTY OF Wilson)

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Vo Huy Nguyen with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that they executed the foregoing instrument for the purpose contained therein.

Witness my ~~hand and~~ seal this 10/02/2025 (mm/dd/yyyy)

MAURILIO GARCIA SANCHEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

My Commission Expires: Aug 23, 2026

I, or we, ~~hereby swear~~ or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $_____.

Affiant/Grantee's Signature

Kim Nhung Thi Nguyen

Affiant/Grantee's Name

STATE OF Tennessee)
COUNTY OF Wilson)

Subscribed and sworn to before me this 6th day of October, 2025

MAURILIO GARCIA SANCHEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

My Commission Expires: Aug 23, 2026

eSign

The following information is not a part of this Deed:

Property Address: 561 ANNEX AVENUE
NASHVILLE, TN 37209

Owner's Name: NGUYEN, VU and NGUYEN KIM NHUNG THI

Owner's Address: 733 SUMMIT
OAKS CT, NASHVILLE, TN 37221

Parcel Number: 090-08-0-176.00

Mail Tax Bills to: ~~AS~~ 733 SUMMT
OAKS CT, NASHVILLE, TN
37221