This Instrument Prepared By:
Access Title & Escrow, Inc
111 South Anderson Street
Tullahoma, TN 37388

Karen Johnson Davidson County
Batch# 1333268 DEEDQC
10/13/2025 08:01:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251013-0081336

Send Tax Bills to Property Owner:
Thanh Nguyen and Cuc Thu Thi Cao
1100 Smithville Highway Ste 130
McMinnville, Tn. 37110

QUITCLAIM DEED

Map & Parcel No:141-07-0B-110-00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **THANH (TREVOR) NGUYEN AND CUC THU THI CAO, HUSBAND AND WIFE** do hereby quitclaim and convey an interest unto our son, **ERIC CAO NGUYEN, SINGLE**, to create a joint tenants with right of survivorship, the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land lying and being in Davidson County, Tennessee, being bounded and described as follows:

Being Lot No. 129 on the Plan of Somerset Farms Section 4 Phase 1 of record in Book 9700, page 157, Register's Office for said County. Said Lot No. 129 fronts 58.00 feet on the westerly margin of Somerset Farms Drive and extends back between parallel lines 100.00 feet to a dead line in the rear.

Subject to Matters as shown on plat of record in Plat Book 9700, page 157, Plat Book 6900, page 421, and Plat Book 9700, page 142; to Easements of record in Book 7349, page 564 and Book 3314, page 23; to Restrictive Covenants of record in Book 8556, page 11, Book 9383, page 526, Book 9662, page 869, Book 10190, page 182, Book 10410, page 89, and Book 11433, page 936; to HOA Charter of record in Book 7382, page 225, Book 8235, page 521, and Book 8584, page 20; to Open Space Deed of record in Book 9101, page 667; and By-Laws of record in Book 8556, page 25, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to **THANH NGUYEN AND CUC THU THI CAO,** by deed of record in Instrument No. 20251001-0078254 said Register's Office.

This is improved (X) or unimproved ( ) property, known as:
7132 Somerset Farms Drive, Nashville, TN 37221

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30 day of September, 2025.

Thanh (Trevor) Nguyen

Cuc Thu Thi Cao

STATE OF TENNESSEE
COUNTY OF WARREN

Personally appeared before me, a Notary Public in and for said county and state, the within named the **THANH (TREVOR) NGUYEN AND CUC THU THI CAO,** the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 30 day of September, 2025.

Notary Public
My commission expires:

VICTORIA KING NOTARY PUBLIC STATE OF TENNESSEE FRANKLIN COUNTY

AFFIDAVIT OF VALUE

The actual consideration or value, whichever is greater, for this transfer is $ -0-

Affiant

STATE OF TENNESSEE
COUNTY OF WARREN

Subscribed and sworn to before me this 30 day of September, 2025.

Notary Public
My commission expires:

VICTORIA KING NOTARY PUBLIC STATE OF TENNESSEE FRANKLIN COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **Jared M Hood,** do hereby make oath that I am 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 30, 2025.

10/10/2025

Date

Affiant

STATE OF TENNESSEE
COUNTY OF COFFEE

Sworn to and subscribed before me this 10th day of October, 2025.

Notary Signature
My Commission Expires: 01/31/2027

