BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON
Karen Johnson Batch # 1335413 10/17/2025 12 21 25 PM Fees $12 00 Taxes $0 00 20251017-0082955 Davidson County DEEDQC 2 pgs	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0- Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF OCTOBER, 2025. Notary Public MY COMMISSION EXPIRES MARCH 3, 2026 (AFFIX SEAL)

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
DAO NGUYEN, ET UX	**SAME**	**058-09-0A-110.00 CO**
(NAME) **2316 HOCKETT DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37218**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DAO NGUYEN AND WIFE, HONG DIEM DANG AND HUY NGUYEN IN ORDER TO CREATE A TENANCY BY THE ENTIRETIES,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM AND CONVEY ALL OF OUR RIGHT, TITLE, AND INTEREST UNTO **DAO NGUYEN AND WIFE, HONG DANG,** A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Land in Davidson County, Tennessee, being Lot No. 102, Phase 4, CREEKSIDE TRAILS, as shown on plat of record in Instrument No. 20050405-0037383, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Dao Nguyen, a married man, and Huy Nguyen, an unmarried man, from Benjamin L. Frey and Stacy E. Frey, husband and wife, by warranty deed dated December 4, 2014 of record in Instrument No. 20141223-0117124, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Dao Nguyen and wife, Hong Diem Dang and Huy Nguyen, unmarried as tenants in common with rights of survivorship, from Dao Nguyen and Huy Nguyen, by quitclaim deed dated December 4, 2014 of record in Instrument No. 20141223-0117126, said Register's Office.

This conveyance is subject to matters shown on the plat of record in Instrument No. 20050405-0037383, and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property known as **2316 HOCKETT DRIVE, NASHVILLE, TN 37218**
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 1st day of October, 2025.

DAO NGUYEN

HUY NGUYEN

HONG DIEM DANG

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **DAO NGUYEN, HUY NGUYEN, and HONG DIEM DANG,** 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 and official seal at office this 1st day of October, 2025.

Notary Public

My Commission Expires: **March 3, 2026**.

