THIS INSTRUMENT PREPARED BY: ***Brittney Mulvaney, Attorney at Law*** ***BPR # 34427*** *Mulvaney Law* *256 Seaboard Lane, Suite G-103* *Franklin, TN 37067* *(615) 489-8302* This instrument was prepared upon information furnished by the parties, and no independent title search has been made.	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-* *Affiant* *Sworn to and subscribed before me this 27th day of October, 2025* *Notary Public* *My commission expires: 5/21/28* BRITTNEY MULVANEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-21-2028

QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1339197 DEEDQC
10/29/2025 08 14 25 AM 2 pgs
Fees $12 00 Taxes $0 00
20251029-0085924

Name and Address of New Owner:
The Hien Pham Trust
Hien Thi Thu Pham, Trustee
8041 Still Spring Ridge Dr.
Nashville, TN 37221

Send Tax Bills To:
Same

Street Address of Subject Property:
8041 Still Spring Ridge Dr.
Nashville, TN 37221

Map and Parcel:
128-15-0-C-028.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **HIEN THI THU PHAM, AN UNMARRIED WOMAN,** hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **THE HIEN PHAM TRUST, HIEN THI THU PHAM, TRUSTEE,** hereinafter called "**GRANTEE,**" its heirs and assigns, all of their right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 28 ib the FINAL PLAT, PHASE 1, SECTION 5, STILL SPRINGS RODGE, of record in Instrument No. 20210406-0045164, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Hien Thi Thu Pham, an unmarried woman and Thinh Pham, a married man (now deceased), as tenants in common with right of survivorship, from Dalamar Homes, LLC, a Tennessee limited liability company, by Deed dated December 19, 2023, Instrument Number 20231219-0097885, in the Register's Office for Davidson County, Tennessee.

The foregoing legal description is the same as contained in the source of title shown above.

This conveyance is subject to any and all restrictions and easements of record.

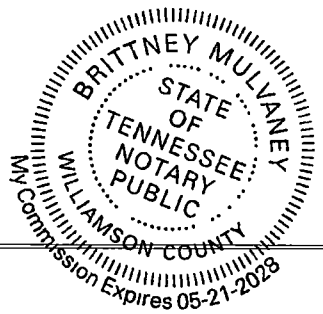
WITNESS my hand this 27th day of October, 2025.

HIEN THI THU PHAM

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **HIEN THI THU PHAM**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged herself, the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at Franklin, Tennessee, the day and year first above written.



NOTARY PUBLIC