Karen Johnson Davidson County
Batch# 1339318 DEEDQC
10/29/2025 11:09:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251029-0086067

| | |
|---|---|
| **This Instrument Prepared By:**<br>Linville Estate Law<br>830 Crescent Centre Dr., Suite<br>320 Franklin, TN 37067<br><br>**After Recording Return To The Above.** | The actual consideration for this transfer is $0.<br>Affiant<br>Sworn to and subscribed before me this 29th day of October, 2025.<br>Notary Public<br>My Commission Expires: 09/20/2028<br>**This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(D).** |

HALEY DROST NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY My Commission Expires 09-20-2028

# QUITCLAIM DEED

**THIS INDENTURE**, made this 29th day of October, 2025, among:

**VAN BINH TRAN, A WIDOW,**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

**AND**

**VAN BINH TRAN, TRUSTEE OF THE SALLY TRAN TRUST DATED OCTOBER 29, 2025,**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the **"Grantee"**).

**WITNESSETH:**

**THAT** the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

**Land in Davidson County, Tennessee, being Lot No. 97 on the Final Plat of Section 2 Banbury Crossing, of record in Plat Book 9700, page 605 through 609 and corrected in Plat Book 10970, page 943, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.**

**Being the same property conveyed to Van Binh Tran, a widow by Quitclaim Deed from Quydao Tracey Tran and Emily Tran, dated August 27, 2025 and recorded August 27, 2025 at Instrument No. 20250827-0068693 in the Register's Office for Davidson County, Tennessee.**

**Being the same property conveyed to Phu Han Tran and wife, Van Binh Tran and Quydao Tracey Tran and Emily Tran, as joint tenants with right of survivorship by Quitclaim Deed from Phu Han Tran and wife, Van Binh Tran dated February 25, 2005, and recorded March 1, 2005, at Instrument No. 20050301-0022621, in the Register's Office for Davidson County, Tennessee. The said Phu Han Tran having since passed away on November 23, 2021, with Van Binh Tran receiving his full share.**

**This improved property is situated at 501 Banshire Ct., Brentwood, TN 37027.**

**THIS DEED** has been prepared solely upon information furnished by **Van Binh Tran.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

**THE SOURCE** of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

**WHENEVER** in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

**IN WITNESS WHEREOF** the undersigned have executed this instrument on the date first above written.

**VAN BINH TRAN**

State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Van Binh Tran**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of October, 2025.

HALEY DROST
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 09/20/2028

Haley Drost, Notary Public
My Commission Expires: 09/20/2028

**Owner Name & Property Address:**

Van Binh Tran, Trustee
Sally Tran Trust dated October 29, 2025
501 Banshire Ct.
Brentwood, TN 37027

**Responsible Party For Taxes:**

Van Binh Tran, Trustee
Sally Tran Trust dated October 29, 2025
501 Banshire Ct.
Brentwood, TN 37027

**Tax Map and Parcel: 172 09 0A 097.00**

Certificate of Authenticity

I, Trent Linville, 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 October 29, 2025.

Date

T Linville

Affiant Signature

10/29/25

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 29th day of October, 2025.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

KATHERINE LYNN VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY