Karen Johnson Davidson County
Batch# 1340303 DEEDQC
10/30/2025 12:33:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251030-0086513

QUITCLAIM DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $0.00. Affiant Subscribed and sworn to before me This 27 day of October 2025. Notary Public My Commission Expires: 10/04/2027 WENDY N. COLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 10-4-2027

Address New Owners as:	Tax Bill To:	Map / Parcel
Ly T. Pham et al. **506 Scholarship Drive,** **Nashville, TN 37209**	New Owner	90-16-23

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties without benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, Know all persons by these presents, I, **Ly T. Pham, a widowed woman,** (hereinafter referred to as "Grantor") does hereby reserve unto myself a life estate and quitclaim and convey unto **Sky Nguyen, a married man** (hereinafter referred to as "Grantee") all of the remainder interest in the following described real estate located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 370 on the Map of Charlotte Park, Section V, of record in Book 2663, pages 111 and 112, Register's Office for Davidson County, Tennessee to which Map Reference is hereby made for a more complete description.

Being the same property conveyed to Hong V. Nguyen and wife, Ly T. Pham, by Warranty Deed from Bettye Adams, unmarried, in record of Book 11260, Pages 536-538, Register's Office for Davidson County, Tennessee. Hong V. Nguyen has

since passed intestate on September 14, 2020, vesting all interest in Ly T. Pham, as his sole heir at law.

This is an improved property commonly known as 506 Scholarship Drive, Nashville, TN 37209.

Said properties are conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises. The Grantor is joining into the instrument to convey the Grantees all interest they may have in the above-described properties, including martial interest.

IN WITNESS WHEREOF, the Grantors have caused this Quitclaim Deed to be executed this 27 day of October, 2025.

GRANTOR:

Ly Pham

By: Ly T. Pham

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 27 day of October, in the year 2025, before me the undersigned, personally appeared **Ly T. Pham**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to this instrument and acknowledged that they executed it.

WITNESS my hand and official seal or stamp, this 27 day of October, 2025.

Wendy Collins

Notary Public

My Commission Expires: 10/04/2027

WENDY N. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

Certificate of Authenticity

I, Robert J. Notestine III, 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 27, 2025.

AFFIANT SIGNATURE

10/30/25
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 30 day of October, 2025.

NOTARY'S SIGNATURE

My Commission Expires: 1-24-29

Notary's Seal:

