Karen Johnson Davidson County
Batch # 1340742 DEEDQC
10/31/2025 11 17 36 AM 4 pgs
Fees $22 00 Taxes $0 00
20251031-0086816

THIS DOCUMENT PREPARED BY
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

NEW OWNER'S ADDRESS & SEND TAX BILLS TO.
Jason H Nguyen and Vy Tuong Vu Living Trust
4340 Barnes Cove Dr
Nashville, TN 37211

PREPARERS DISCLAIMER: This instrument is prepared based on information provided by the parties named therein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property, either before or after the use of this instrument, or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been provided to any person regarding the legal significance of or other ramifications regarding the use of this instrument or the undertaking of the subject transaction.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration for this transfer, being to a revocable trust of which the Grantor is both the Grantor and the Beneficiary, we Vy Tuong Vu and Jason Huy Nguyen, wife and husband, Grantor, by these presents do hereby quitclaim and convey unto Jason H. Nguyen and Vy Tuong Vu, Trustees of the Jason H. Nguyen and Vy Tuong Vu Living Trust, Grantee, their successors and assigns all of our interest in the following described tract or parcel of land, to wit

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 43 on the Plan of Monte Carlo, Section V, of record In Plat Book 6250, Page 383, In the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Vy Vu and Jason Nguyen, wife and husband by Quitclaim Deed dated 9/30/2020 from Tammy Mellons, Trustee of record in Instrument No. 20201001-0113188, Register's Office for Davidson County, Tennessee.

This is improved property known as: 308 Cedarcreek Drive, Nashville, TN 37211. Map/Parcel 173-01-0-238.00

AND

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Final Plat of Greenwood Subdivision, Phase One of record in Plat at Instrument No. 20000922-0094259, amended in Instrument No. 20010605-0058472, in the Register's Office for

Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jason Huy Nguyen and Vy Tuong Vu, husband and wife by Warranty Deed dated 9/19/2024 from Shoshana M. Jaffa nka Shoshana Ross Wulf and Brian J. Wulf, wife and husband, of record in Instrument No. 20241007-0077604 Register's Office for Davidson County, Tennessee.

This is improved property known as: 2320 Green Trails Ct., Antioch, TN 37013. Map/Parcel 162-13-0A-019.00-CO.

AND

Land in Davidson County, Tennessee, being Lot No. 767 as shown on the plan of Section Two, Phase Eight of Lenox Village of record as Instrument No. 20070413-0044640 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate legal description.

Being the same property conveyed to Vy Vu and Jason Huy Nguyen, wife and husband by Warranty Deed dated 7/6/2018 from Charles R. Head, Jr., and wife, Donna M. Head of record in Instrument No. 20180709-0065886, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Restrictions, dedications, conditions, reservations, easements, and other matters shown on the plat of SECTION TWO, PHASE EIGHT OF LENOX VILLAGE, as recorded in Instrument No. 20070413-0044640, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
2. Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in instrument Nos. 20020315-0032826, 20021226-0158458 and 2006032 l-0032383, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
3. Charter of Neighborhood Association recorded at Instrument No. 20020412-0045831.
4. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing LENOX VILLAGE of record in Instrument Nos. 20020315-0032825, 20021226-0158459 and 20060321-0032382; also subject to

easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
5. Easement for Sanitary Sewer/Storm Drainage, recorded in Instrument Nos. 20010918-0100849 and 20010918-0100851.
6. Easement for Sanitary Sewer/Storm Drainage, recorded in Instrument Nos. 20010918-0100850 and 20010918-0100852.
7. Easement for Drainage, Maintenance Detention Facilities, recorded in Instrument Nos. 20020722-0087469, 20150817-0082475 and 20150817-00082476.
8. Stormwater Detention Agreement recorded in Instrument Nos. 20051213-0!49579 and 20020628-0078164.

This is improved property known as: 4340 Barnes Cove Dr., Nashville, TN 37211. Map/Parcel 173090A-798.00CO

AND

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Revision One, Section I of Phase 2, Barnes Bend Estates, of record in Instrument No. 20071003-0117933, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to Vy Vu, single woman by Warranty Deed dated 4/24/2013 from The Jones Company of Tennessee, LLC, a Missouri limited liability company, of record in Instrument No. 20130514-0048425, Register's Office for Davidson County, Tennessee.

This is improved property known as: 6404 Sunnywood Drive, Antioch Tennessee 37013. Map/Parcel 173100-A-068.00CO.

AND

LAND in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 32 on the Plan of Monte Carlo, Section 2B, of record in Plat Book 5050, Page 99, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Jason Nguyen and Vy Tuong Vu, husband and wife by Warranty Deed dated 5/15/2019 from Thien Van Nguyen and Dien T. Duong, of record in Instrument No. 20190515-0045815, Register's Office for Davidson County, Tennessee.

This is improved property known as: 445 Carl Miller Dr. Antioch, TN 37013. Map/Parcel 173-01-0-151.00.

***Vy Vu and Vy Tuong Vu are one in the same person**
***Jason H. Nguyen, Jason Nguyen and Jason Huy Nguyen are one in the same person.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises

IN WITNESS WHEREOF we have hereunto set my hand on the 29th day of October, 2025.

Jason Huy Nguyen

Vy Tuong Vu

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jason Huy Nguyen and Vy Tuong Vu, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of October, 2025.

Notary Public

My Commission Expires·

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

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

Affiant

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

Notary Public

My Commission Expires

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027