Karen Johnson Davidson County
Batch # 1342738 DEEDQC
11/07/2025 10:11:35 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20251107-0088832

This Instrument Prepared By and Return To:
The Closing Company Title & Escrow, LLC
8005 Church St. E, Ste 219
Brentwood, TN 37027

Address New Owners:	Send Tax Bills To:	Map & Parcel Numbers:
Patrick N. Nguyen and wife Kelly Hoang Nguyen 1240 Lighthouse Place Brentwood, TN 37027	Same as Owner	172-09-0A-252.00CO

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we **Phat Nguyen, now known as Patrick N. Nguyen and wife, Kelly Hoang,** do hereby quitclaim and by these presents do transfer and convey all of their right, title and interest unto **Patrick N Nguyen and wife, Kelly Hong Hoang, and their daughters Elaine Hoang Nguyen and Natalie Hoang Nguyen, as tenants in common with rights of survivorship,** their heirs and/or assigns, in and to the following tracts of land in Davidson County, Tennessee, described as follow, to-wit:

Land in Davidson County, Tennessee, being Lot No. 206 on the Final Plat of Section Five B, Banbury Crossing, a Planned Unit Development of record in Instrument No. 20040618-0072253, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Phat Nguyen and wife, Kelly Hoang by Warranty Deed from The Jones Company of Tennessee, L.L.C., dated November 30, 2004, recorded December 3, 2004 of record in Instrument No. 20041203-0144186, Register's Office for Davidson County, Tennessee. The said Phat Nguyen has officially changed his name by Order in the Chancery Court for Davidson County, Tennessee by File No. 05-1719I, filed July 7, 2005.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises. This instrument was prepared based on information provided by the parties, no title search or legal advice has been given in the preparation of this document.

IN WITNESS WHEREOF, I have hereunto set my hand on this 6th day of November 2025.

Patrick N. Nguyen

Kelly Hoang

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

WITNESS my hand and official seal this the 6th day of November 2025.

Pam McBroom
Notary Public

PAM McBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/9/26

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

WITNESS my hand and official seal this the 6th day of November 2025.

Pam McBroom
Notary Public

PAM McBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/9/26

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 6th day of November 2025.

Pam McBroom
Notary Public

PAM McBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/9/26