Karen Johnson Davidson County
Batch# 1343286 DEEDQC
11/10/2025 11:51:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20251110-0089495

File Number ~~25191008-N~~ 25191108-N

THIS INSTRUMENT PREPARED BY:	WHEN RECORDED RETURN TO:	Send Tax Bills to:	Map & Parcel No.
Caroline Dale for Betters Settlement Services LLC 6275 West Plano Parkway, Ste. 500 Plano, TX 75093	BCHH 181 Montour Run Road Coraopolis, PA 15108	Vu Huy Nguyen 916 Springlake Court Nashville, TN 37221	141 07 0B 186.00

Quitclaim Deed

FOR $0.00, and other good and valuable consideration, given by Vu Huy Nguyen, married, whose address is 916 Springlake Court, Nashville, Tennessee 37221 ("Grantee"), the receipt and sufficiency all of which is hereby acknowledged, Vu Huy Nguyen, also known as Vu Nguyen, joined in execution by spouse, Kim Nguyen, whose address is 916 Springlake Court, Nashville, Tennessee 37221, ("Grantor"), does hereby quitclaim and convey unto Grantee(s), Grantee's heirs, and assigns (if applicable), all of Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

The real property more fully described in Exhibit "A," attached hereto and incorporated herein for all purposes.

Being the same real estate conveyed to Grantor by instrument recorded on 12/03/2004 at Instrument Number 20041203-0144410 in the Register's Office of Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. AND, subject always to those liens, easements, encumbrances and exceptions of record.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

Dated this 05 day of NOV, 2025.

[Signature Page Follows]

GRANTOR:

Kim Nguyen

ACKNOWLEDGMENT

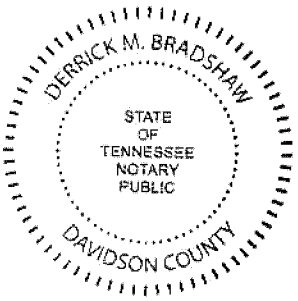
STATE OF Tennessee)
)
COUNTY OF Davidson)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Kim Nguyen and is the person who executed the foregoing instrument.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 5 day of Nov, 2025.

Notary Public

My Commission Expires: 1-24-2028



GRANTOR:

also Known as Vu Nguyen

Vu Huy Nguyen, also known as Vu Nguyen

ACKNOWLEDGMENT

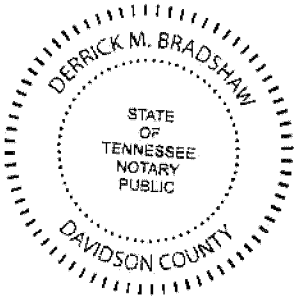
STATE OF Tennessee)
)
COUNTY OF Davidson)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Vu Huy Nguyen, also known as Vu Nguyen and is the person who executed the foregoing instrument.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 5 day of Nov, 2025.

Notary Public

My Commission Expires: 1-24-2028



File Number: 25191008-N

Exhibit "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 193 ON THE PLAN OF SOMERSET FARMS, SECTION 4, PHASE 4, A PUD, AS OF RECORD IN BOOK 9700, PAGE 658, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

Parcel Number: 141 07 0B 186.00

Commonly known as: 916 Springlake Court, Nashville, Tennessee 37221

Subject to all valid easements, rights-of-way, reservations, covenants and restrictions of record.

OATH OF CONSIDERATION

The actual consideration for this transfer is $10.00. The assessed value is $125,225.00.

Grantee: Vu Huy Nguyen

Individual Grantee: Vu Huy Nguyen Corporate Grantee:

_____ _____

_____ By: _____

Its: _____

SUBSCRIBED AND SWORN TO before me this 5 day of Nov, 2025.

_____

Notary Public

My Commission Expires: 1-24-2028

(For Recording Data Only)

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Vu Huy Nguyen, 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 11 05 2025.

Signature

11 05 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5 day of Nov, 2025.

Notary's Signature

My Commission Expires: 1-24-2028

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY