BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0- X _____ Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF OCTOBER, 2025. _____ Notary Public MY COMMISSION EXPIRES: MARCH 3, 2026 (AFFIX SEAL)

Karen Johnson Davidson County
Batch # 1343558 DEEDQC
11/12/2025 10:08:24 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20251112-0089884

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AN TRAN & BOI T. LE	**SAME**	**090-12-0-169.00**
(NAME) **520 ANNEX AVENUE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **AN TRAN AND MAI THI TRAN, IN ORDER TO CREATE A TENANCY BY THE ENTIRETY IN THE GRANTEES,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM AND CONVEY ALL OF OUR RIGHT, TITLE, AND INTEREST UNTO **AN TRAN AND WIFE, BOI T. LE,,** A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 143, on the Plan of Charlotte Park Subdivision, Section II, as of record in Book 2663, pages 22 and 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to An Tran, married and Mai Thi Tran, unmarried, by deed dated April 10, 2003 of record in Instrument No. 20030421-0051714, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on the plat of record and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

This is the same description as prior deed.

unimproved ( )
This is improved(X) property known as **520 ANNEX AVENUE, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 30th day of October, 2025.

AN TRAN

MAI THI TRAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **AN TRAN AND MAI THI TRAN,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30th day of October, 2025.

Notary Public

My Commission Expires: **March 3, 2026**.

