THIS INSTRUMENT PREPAED BY:
SMART CHOICES, INC.
210 NORTH MAIN STREET
GOODLETTSVILLE, TN 37072

Karen Johnson
Batch # 1356231
12/10/2025 12 24 35 PM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20251210-0098209

QUITCLAIM DEED

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION OR SURVEY AND NO LIABILITY IS ASSUMED FOR ANY STATUS IN TITLE, SURVEY, OR MATTER WHICH WOULD BE DISCLOSED BY SUCH TITLE EXAMINATION OR SURVEY.

Address New Owner:
Bao Nguyen
522 Harding Place
Nashville, TN 37211

Send Tax Bills To: same

Map and Parcel:
148-09-0-146.00

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, Bao Nguyen, and Jack Phan, tenants in common, hereinafter referred to as the "GRANTORS" and Bao Nguyen, married, hereinafter referred to as the "GRANTEES":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, GRANTORS has this day quitclaimed unto GRANTEES, their heirs and assigns, as tenants by the entirety, all their right, title, and interest in and to certain real property located in Davidson County, Tennessee being more particularly described as follows, to wit

Land in Davidson County, Tennessee, Being Lot No. 10 on the Plan of HILLSBROOK SUBDIVISION, Section 7, of record in Plat Book 3842, page 249, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Bao Nguyen, married, and Tan Pham, married, from Waddell H Wright, unmarried by Warranty Deed dated 11/15/06, and recorded 12/05/06 in Instrument No. 20061205-0150135, said Register's Office, then later conveyed to Bao Nguyen and Jack Phan, tenants in common from Quit Claim deed dated 08/21/12 in Instrument No.20120821-0074923.

This conveyance is made subject to any and all existing easements and restrictions of record, including those listed in Book 5268, Page 885; Book 5296, Page 361, Register's Office for said County.

This is improved property known as: **3836 Faulkner Drive, Nashville, Tennessee 37211**

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

In Witness Whereof, the undersigned has hereunto set their hands on this the **9th** day of **December, 2025.**

Bao Nguyen

Jack Phan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State. Bao Nguyen and Jack Phan with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he executed the within instrument for the purposes contained herein

Witness my hand and official seal this the **9th** Day of **December, 2025.**

ALLISON JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 03/20/26

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $10.00.

ALLISON JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Bao Nguyen

Subscribed and sworn to before me this **9th** day of **December, 2025.**