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

Karen Johnson Davidson County
Batch # 1356231 DEEDQC
12/10/2025 12 24 35 PM 2 pgs
Fees $12 00 Taxes $0 00
20251210-0098212

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:
Jack Phan
159 Holt Hill Road
Nashville, TN 37211

Send Tax Bills To: same

Map and Parcel:
148-03-0 141.00

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 Jack Phan, 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:

Being Lot No. 1039 on the Plan of Cherokee Hills, Section 10, of record in Plat Book 4660, page 27, 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, Tan Pham, and Jack Phan, tenants in common from Homesales, Inc by Special Warranty Deed dated 6/30/08, and recorded 7/10/08 in Instrument No. 200807 10-007 106 1, said Register's Office, then later conveyed to Bao Nguyen and Jack Phan, tenants in common from Quit Claim deed dated 06/12/12 in Instrument No.20120821-0074916:

This is improved property known as: **520 Spann Court, Antioch, Tennessee 37013**

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

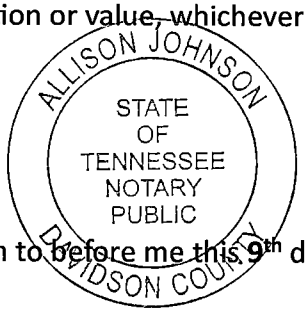
Witness my hand and official seal this the **9th** Day of **December, 2025**.



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.



Jack Phan

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