QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1356982 DEEDQC
12/11/2025 04:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251211-0098906

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF December, 2025

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cuong N. Dang	**Same as New Owner**	
	(NAME)	
4931 Olivia Dr.		**162-02-0-016.00**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **ANH THI THUY DANG, A MARRIED WOMAN,** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **CUONG N. DANG, A MARRIED MAN,** ("GRANTEE") THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 37, PLAN OF COLEWOOD ACRES, SECTION 1, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 3700, PAGE 59, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO CUONG N. DANG AND WIFE ANH THI THUY DANG BY WARRANTY DEED FROM TUAN ANH NGO AND LAN BICH NGUYEN, HUSBAND AND WIFE DATED JUNE 23, 2017 AND FILED FOR RECORD ON JUNE 26, 2017 AS INSTRUMENT NO. 20170626-0064186, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID WARRANTY DEED ERRONEOUSLY VESTED TITLE IN THE NAMES OF CUONG N. DANG AND ANH THI THUY DANG AS HUSBAND AND WIFE; HOWEVER, THE SAID CUONG N. DANG AND ANH THI THUY DANG ARE BROTHER AND SISTER. THE SAID CUONG N. DANG WAS UNMARRIED AT THE TIME OF CONVEYANCE AND HAS SINCE MARRIED. THE SAID ANH THI THUY DANG WAS MARRIED AT THE TIME OF CONVEYANCE.

THE SUBJECT PROPERTY WAS NEVER USED AS THE PRINCIPAL RESIDENCE OF THE GRANTOR OR HER SPOUSE.

THIS BEING IMPROVED PROPERTY MORE COMMONLY KNOWN AS 4931 OLIVIA DR., ANTIOCH, TN 37013.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the 11th day of December, 2025.

ANH THI THUY DANG

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Anh Thi Thuy Dang**, the within named bargainors, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she/he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of December, 2025.

Notary Signature

My commission expires:

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

Certificate of Authenticity

I Adde Dilworth, 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 **December 11, 2025**.

Date

Affiant Signature **12/11/2025**
Date

State of TENNESSEE
County of Williamson

Sworn to and subscribed before me this **11th** day of **December**, 20**25**.

Notary's Signature

My Commission Expires: _____
Date

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

Notary's Seal (of on paper)