Karen Johnson Davidson County
Batch# 1358127 DEEDQC
12/15/2025 12:28:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251215-0099535

QUITCLAIM DEED

FROM: Chad Clark
401 Oakdale Dr.
Lebanon, TN 37087

TO: Kap Thang
401 Oakdale Dr.
Lebanon, TN 37087

This Instrument was Prepared by:
John P. Nefflen, Esq.
Thompson Burton PLLC
1801 West End Avenue, Stet. 1550
Nashville, TN 37203

Address of New Owner(s):	Send Tax Bills To:	Map-Parcel Numbers:
Kap Thang 401 Oakdale Dr. Lebanon, TN 37087	Same	135-12-0E-235.00-CO

AFFIDAVIT

STATE OF Tennessee)
COUNTY OF Wilson)

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled ***Chad Alan Clark v. Kap Lian Thang,*** **Civil Action No. 2025-DV-116, General Sessions Court, Division III, Wilson County, Tennessee** and that there was no other consideration given for the transfer.

J. WARREN EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
May 8, 2028

Kap Thang, Affiant

Sworn to and subscribed before me, this the 3rd day of December, 2025.

Notary Public

My Commission Expires: May 8, 2028

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(a)(3)(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in that certain case styled ***Chad Alan Clark v. Kap Lian Thang,*** **Civil Action No. 2025-DV-116, General Sessions Court, Division III, Wilson County, Tennessee.** Accordingly, Chad Clark does hereby quitclaim unto the said Kap Thang, his heirs, successors, and assigns, all of his/her right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described on the attached Exhibit A.

Witness my hand this 3rd day of December, 2025.

CHAD CLARK

STATE OF Tennessee)
COUNTY OF Wilson)

Personally appeared before me, J. Warren Evans, a Notary Public of said County and State, CHAD CLARK, whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Lebanon, Tennessee, this 3rd day of December, 2025.

NOTARY PUBLIC

My Commission Expires: May 8, 2028

My Commission Expires
May 8, 2028

J. WARREN EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Unit No. 235, on the plan of Phase Two, Nashboro Village Tract #21 of record in Book 4660, Page 159, as amended by Instrument No 20050222-0018814 and as now included in the Horizontal Property Regime, Private Element, Nashboro – Point, as recorded in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kap Lian Thang, an unmarried person, and Chad Alan Clark, an unmarried person, by Warranty Deed from Abdalla Ayman and Saeda Sidhom, husband and wife, of record at Instrument No. 20200911-0103736, Register's office for Davidson County, Tennessee, dated September 9, 2020, and recorded September 11, 2020.

This is improved property commonly known as 2470 Nashboro Blvd. #235, Nashville, TN 37217.

TRUE COPY CERTIFICATION

I, John P. Nefflen, 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 3, 2025** (date of document).

JOHN J. HOLLINS, JR., ESQ.

December 12, 2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 12TH day of December, 2025.

NOTARY PUBLIC

My Commission Expires: 12.22.26

JACKIE R. DUSEK
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY, TENN.