Prepared By
Name: Estate House Law, PLLC
Address: 1831 12th Ave S. #399
Nashville
State: TN Zip Code: 37203

After Recording, Mail Document To Owner/Responsible Taxpayer

Name: Huong Thanh Nguyen
Address: 1905 3rd Ave N.
Nashville
State: TN Zip Code: 37208

Map and Parcel ID #: 08104018700

Karen Johnson Davidson County
Batch# 1360910 DEEDQC
12/22/2025 02:31:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251222-0101607

Space Above This Line for Recorder's Use

TENNESSEE QUIT CLAIM DEED

STATE OF TENNESSEE
Davidson COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars ($ 10.00) in hand paid to a Huong Thanh Nguyen, a single woman, (hereinafter known as the "Grantor(s)") hereby remise, release and forever quitclaim to Huong Thanh Nguyen, Trustee of the Huong Thanh Nguyen Revocable Living Trust dated December 15, 2025, and any amendments thereto (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

Legal Description Insert:

SEE EXHIBIT A

EXHIBIT A

Tract One:

Land in Davidson County, Tennessee, being the Northerly 37 feet of Lot No. 2, and the Southerly 0.5 feet of a foot of Lot No. 3, on the Plan of Eli Woods, of record in Plat Book 21, Page 30, Register's Office for Davidson County, Tennessee.

Said parts of Lots No. 2 and 3 front together 37.05 feet on the Westerly side of Third Avenue North and runs back between parallel lines, 166 feet to an alley.

Tract Two:

Land in Davidson County, Tennessee, being the Northerly 14.5 feet on the Southerly 15 feet of Lot No. 3, on the Plan of Eli L Woods Plan of record in Plat Book 21, Page 30, Register's Office for Davidson County, Tennessee, being more particularly described, as follows:

Beginning on the Westerly margin of 3rd Avenue North at the Southeast corner of the property conveyed to William Wade Carter and wife, from Leon Gilbert, of record in Book 2028, Page 170, said Register's Office; thence with Carter's Southerly line Westward 166 feet to the Easterly margin of an alley; thence with said alley Southwardly 14.5 feet to the Northwest corner of the property conveyed to Martin E Gilmore by Deed from J S Walsh, of record in Book 2196, Page 433, Register's Office for Davidson County, Tennessee; thence with Gilmore's Northerly line Eastwardly 166 feet to the Westerly margin of 3rd Avenue North; thence with said Avenue Northwardly 14.5 feet to the point of beginning.

Being the same property conveyed to Don H Kim, unmarried, by Warranty Deed from Calvin Walker, unmarried, dated February 26, 2015, of record in Instrument No. 20150227-0016957, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1905 3rd Ave N, Nashville, TN 37208.

Being same property conveyed in Instrument 20230117-0003448

Grantor's Signature

HUONG THANH NGUYEN
Grantor's Name

STATE OF TENNESSEE

COUNTY OF DAVIDSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Huong Thanh whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, executed the same voluntarily on the day the same bears date.

Given under my hand this 15 day of December, 2025

KATHERINE STAUFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 8, 2027

Notary Public

My Commission Expires: 11/8/27

I/We hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $ 10.00.

Affiant

STATE OF TENNESSEE

COUNTY OF DAVIDSON)

Subscribed and sworn to before me this 15 day of December, 2025

KATHERINE STAUFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 8, 2027

Notary Public
My Commission Expires: 11/8/27

Tennessee Certification of Electronic Document

I, Katherine Stauffer, 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 12/15/25 (date of document).

Affiant Signature

12/15/25
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 15 day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-9-27

NOTARY'S SEAL

