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 #: 133-16-0-177.0

Karen Johnson Davidson County
Batch# 1361133 DEEDQC
12/23/2025 11:00:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251223-0101976

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:

LAND in Davidson County, Tennessee, being Lot No. 32 on the Plan of Welch Meadows, Section One, as of record in Book 3700, Page 34, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Dom Van Nguyen and Sawan Smith, by Warranty Deed dated August 5, 2003, from Bay Ngo and Thi T. Phan and Thanh Lam, of record in Instrument No. 20030818-0119608, Register's Office for Davidson County, Tennessee. The said Sawan Smith having since conveyed their interest to Dom Van Nguyen by Quitclaim Deed dated October 26, 2004, of record in Instrument No. 20041110-0135528, said Register's Office.

THIS conveyance is subject to restrictive covenants of record in Book 3942, Page 54, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

Being the same property conveyed to Huu Tan Trieu and Thanh Huong Nguyen, husband and wife by Warranty Deed dated January 13, 2006, from Dom Van Nguyen, an unmarried man of record in Instrument No. 20060117-0005740, said Register's Office for Davidson County, Tennessee. Huu Tan Trieu and Thanh Huong Nguyen having since divorced on May 21, 2021, and pursuant to the Final Judgment of Divorce filed in the Circuit Court for Wilson County, Tennessee, at Lebanon, Case No. 2020-DV-400, said property vested in Huu Tan Trieu and Thanh Huong Nguyen, as tenants in common.

Huu Tan Trieu died intestate on September 13, 2024, leaving his two children as his heirs-at-law, namely, Duy Trieu and Van Trieu. See Affidavits of Heirship for Huu Tan Trieu of record in Instrument No. 20250519-0039185 , and in Instrument No. 20250519-0039186 said Register's Office for Davidson County, Tennessee.

The Quitclaim Deed intended to convey all of the interest in said property which has been inherited by Duy Trieu and Van Trieu, from their father, and to create a full 100 hundred percent ownership interest in said property in Huong Thanh Nguyen, an unmarried woman.

Thanh Huong Nguyen, who is now known as Huong Thanh Nguyen, has joined in this conveyance to re-vest or re-title all of the ownership of the property both (a) which she has previously held in the name of Thanh Huong Nguyen, and (b) which interest has been conveyed to her by her children (also the children of the late Huu Tan Trieu) by this quitclaim deed in her legal and proper name of Huong Thanh Nguyen

The conveyance of the above-described parcel of land is subject to the following: (1) The Plan of record in Plat Book 3700, Page 34, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) 2025 and subsequent years Davidson County Taxes are a lien not yet due and payable.

This is improved property known as: 4884 Jonquil Drive, Nashville, Tennessee 37211.

Being same property conveyed in (Warranty Deed) Instrument 20060117-0005740, see also 20250519-0039187

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

Notary Public

My Commission Expires: 11/8/27

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

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

Notary Public
My Commission Expires: 11/8/27

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

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

