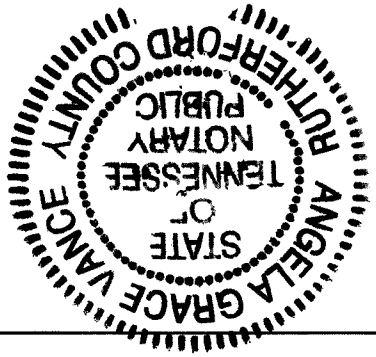
Karen Johnson Davidson County
Batch# 1361831 DEEDQC
12/29/2025 10:14:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251229-0102581

Prepared by/Return to:
Mark B. Leedom, Esq.
636 Grassmere Park Drive Suite 130B
Nashville, TN 37211



STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $-0.

Affiant

Subscribed and sworn to before me, this 19 day of December, 2025

Notary Public

My commission expires: 12-2-28

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Ken Nguyen	**New Owner**	**162-06-0-126.00**
230 Townes Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, KIM NGUYEN, "GRANTOR(S)", by these presents, does hereby quitclaim and convey unto KEN NGUYEN, "GRANTEE(S)", his/her/their successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of Fair Oaks, Section 2, of record in Book 4660, Pages 52 & 53, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Ken Nguyen and Kim Nguyen, husband and wife, by Warranty Deed from Capital Invest, LLC dated 11/19/15 of record in Instrument No. 20151120-0118185, Register's Office of Davidson County, Tennessee.

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

By way of recital, the property described herein is improved property bearing the street address of 230 Townes Drive, Nashville, TN 37211.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 19 day of December, 2025.

KIM NGUYEN

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Kim Nguyen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 19 day of December, 2025.

My commission expires: 12-28

NOTARY PUBLIC

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 12/19/25 (date of document).

Jennifer Russell
Affiant Signature

12/23/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 23rd day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

