Karen Johnson Davidson County
Batch # 1365106 DEEDWARR
01/05/2026 12:04:20 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260105-0000317

Prepared by and return to:
PATTERSON BRAY PLLC
8001 Centerview Parkway, Ste. 103
Memphis, Tennessee 38018
(901) 372-5003

Map & Parcel: 135 06 0A 037.00

WARRANTY DEED

Property Address & New Owner:
HUY N. TA or
JANICE T. TAN, Trustees of the
TA-TAN REVOCABLE LIVING TRUST
2144 Forge Ridge Circle
Nashville, TN 37217

Mail Tax Statement to:
Huy N. Ta
Janice T. Tan
2144 Forge Ridge Circle
Nashville, TN 37217

The GRANTORS, **HUY NGUYEN TA and wife, JANICE TIEN TAN,** as tenants by the entirety, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, do hereby bargain, sell, convey, and confirm the below-described property to:

HUY N. TA or JANICE T. TAN, Trustees of the
TA-TAN REVOCABLE LIVING TRUST, dated December 17, 2025

The TA-TAN REVOCABLE LIVING TRUST is a trust qualifying under Tenn. Code Ann. § 35-15-510, or any amendment thereto, as a "Tenancy by the Entirety Trust" designated to receive and own property titled as tenancy by the entirety prior to a transfer to the trust.

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

> BEING Lot No. 37, on the plan of Resubdivision of Lot 1 Forge Ridge, of record in Plat Book 9700, Pages 295-296, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to HUY NGUYEN TA and wife, JANICE TIEN TAN, by Warranty Deed of record at Instrument No. 00010770-0000493 in the Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to Restrictive Covenants and By-Laws of record in Book 10284, Page 937, Book 10316, Page 880, and Book 10234, Page 958, Book 10234, page 958, Register's Office for said County.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustees or any Successor Trustees and assigns in fee simple forever.

The Grantors do hereby covenant with said Trustees or any Successor Trustees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they warrant and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEES OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey was furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 17th day of December 2025, by the undersigned.

HUY NGUYEN TA

JANICE TIEN TAN

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **HUY NGUYEN TA and JANICE TIEN TAN,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 17th day of December 2025.

NOTARY PUBLIC

My Commission Expires: _____

J. CARLISLE DALE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 3-2-2026

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(1)(C)(vi).

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

Janice Tuttle

AFFIANT

Subscribed and sworn to before me this 17th day of December 2025.

NOTARY PUBLIC

My Commission Expires: _____

