Karen Johnson
Batch # 1365106
01/05/2026 12:04:20 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDWARR
3 pgs
20260105-0000318

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

Map & Parcel: 133 02 O 365.00

WARRANTY DEED

Property Address & New Owner:	*	Mail Tax Statement to:
HUY N. TA or	*	Huy N. Ta
JANICE T. TAN, Trustees of the	*	Janice T. Tan
TA-TAN REVOCABLE LIVING TRUST	*	2144 Forge Ridge Circle
187 McCall Street	*	Nashville, TN 37217
Nashville, TN 37211	*	

The GRANTORS, **HUY NGUYEN TA and JANICE TIEN TAN, husband and wife,** 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:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of McCall Park, as shown by plat appearing of record in Book 3500, page 86, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to HUY NGUYEN TA and JANICE TIEN TAN, husband and wife, by Warranty Deed of record at Instrument No. 20131202-0122391 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth per Book 3500, Page 86, said Register's Office, and further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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).

_____

AFFIANT

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

_____

NOTARY PUBLIC

My Commission Expires: _____

