Karen Johnson Davidson County
Batch# 1365978 DEEDQC
01/06/2026 08:31:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260106-0000664

PATRICIA L. HURTT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires 02/18/2029

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

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

Notary Public

My commission expires: 2/18/29

THIS INSTRUMENT PREPARED BY:
Nicholas R. Norton, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Tommy Rental LLC	**New Owner**	
905 Spring Lake Ct		**14704009800**
Nashville, TN 37221		

FOR AND IN CONSIDERATION of TEN AND 00/100 DOLLARS ($***10.00), the receipt of which is hereby acknowledged, we, **Adam Nguyen and wife, Hoa Nguyen** (hereinafter, collectively, the "Grantor"), hereby quitclaim and convey to **Tommy Rental LLC, a Tennessee limited liability company** (hereinafter the "Grantee"), its heirs and assigns, any and all right, title and interest that we have in and to the following real property located in Davidson County, Tennessee, being further described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 16 on the Plan of Welch Meadows, as of record in Book 3700, page 34, Register's Office for said County, to which plan reference is here made for complete description.

BEING the same property conveyed to Adam Nguyen and Hoa Nguyen by Warranty Deed from Joseph Steranka, Jr., dated December 31, 2012, and recorded January 4, 2013, in Instrument Number 20130104-0001451, Register's Office for Davidson County, Tennessee.

EXCEPT that portion of the subject property, being variable in width, lying north of and adjacent to the existing northerly right-of-way of Harding Place for a distance of 224.2 feet as shown on the attached "Right-of-Way Exhibit" to which reference is made for a more complete description, an area consisting of 38 square feet, more or less, which was conveyed by Warranty Deed to the Metropolitan Government of Nashville and Davidson County by Adam Nguyen and Hoa Nguyen, husband and wife, dated June 3, 2014, and recorded June 4, 2014, in Instrument Number 20140604-0048375

BEING improved property known as **4932 Jonquil Drive, Nashville, Tennessee 37211.**

This conveyance of the property is made expressly subject to all limitations, restrictions and encumbrances as may affect the property.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument has been prepared based solely upon information provided by the parties herein, and unverified by the preparer. This instrument has been prepared without the benefit of a title search and no warranties or representations are made by the Grantor nor the preparer of this document in any manner whatsoever.

IN WITNESS WHEROF I have hereunto set my hand this 30TH day of December, 2025.

GRANTOR:

Adam Nguyen

Hoa Nguyen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Adam Nguyen and Hoa Nguyen, the within named bargainors, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 30TH day of December, 2025.

Notary Public
My Commission Expires: _____

PATRICIA L. HURTT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires 02/18/2029

Tennessee Certification of Electronic Document

I, Karla I Kard, 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 12/30/2025 (date of document).

Affiant Signature

12/30/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30 day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12/20/27

NOTARY'S SEAL

JOHN DANIEL THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-20-2027