Karen Johnson Davidson County
Batch# 1365978 DEEDQC
01/06/2026 08:31:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260106-0000665

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.

Patricia L Hurtt
Notary Public

My commission expires: 02/18/29

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		**173 01 0 145.00**
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 Hoa Nguyen, husband and wife** (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:

BEING Lot Number 26 on the Plan of Monte Carlo Estates, Section II-B, as of record in Book 5050, page 99, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. Subject to Restrictive Covenants of record in Book 5196, page 649, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Adam Nguyen and Hoa Nguyen by Special Warranty Deed from CitiMortgage, Inc., April 20, 2012, and recorded May 1, 2012, in Instrument Number 20120501-0037058, Register's Office for Davidson County, Tennessee.

BEING improved property known as **605 Cedarmont Dr, Antioch, TN 37013.**

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 WHEREOF I have hereunto set my hand this 30th day of December, 2025.

GRANTOR:

Adam Nguyen

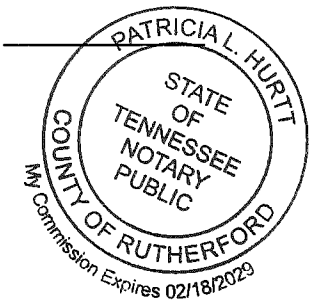
Hoa Nguyen

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: _____



Tennessee Certification of Electronic Document

I, Karla I Ward, 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).

Karla Ward
Affiant Signature

12/30/2025
Date

State of Tennessee

County of Williamson

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

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/20/27

NOTARY'S SEAL

