Karen Johnson Davidson County
Batch # 1369467 DEEDQC
01/13/2026 01:37:49 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260113-0003191

This Instrument Prepared By and Return To:
Four Star Title, LLC
2500 N. Mt. Juliet Road
Mt. Juliet, TN 37122

QUITCLAIM DEED

NEW OWNER:
Andrew Vu Dinh
Sim Hong Dinh
7028 Bridgeport Drive
Nashville, TN 37221

SEND TAX BILLS TO:
Same As New Owner

MAP/PARCEL
126-16-O-A 258.CO

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, **Andrew Vu Dinh, unmarried man,** hereinafter called the GRANTOR(S), does hereby quitclaim and convey unto **Andrew Vu Dinh and Sim Hong Dinh, husband and wife,** hereinafter called the GRANTEE, all right, title and interest, they have in the property listed below:

Land in Davidson County, Tennessee, being Lot No. 360 on the Plan of Riverwalk, Phase 2A, Section 1, of record in Instrument No. 20031014-0151989, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to, **Andrew Vu Dinh, unmarried**, by Warranty Deed from **The Craig Company, a Tennessee Corporation,** January 31, 2005 and recorded on February 7, 2025, in Instrument No. 20050207-0014202, Register's Office for Davidson County, Tennessee.

This is an improved property located at **7028 Bridgeport Drive, Nashville, Tennessee 37221.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set his/her hand(s) this 7th day of January 2026.

Andrew Vu Dinh

STATE OF
COUNTY OF

Before me, the undersigned Notary in and for said County and State, personally appeared Andrew Vu Dinh, with whom I am acquainted, of proved on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 7th day of January 2026.

EBERS LOBOS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY

My Commission Expires: 11/05/2029

STATE OF TENNESSEE
COUNTY OF

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this _____ day of January 2026.

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
, Affiant
Subscribed and sworn before me this the
13 **Day of** January, 20 26.
Brandi Weir, **Deputy Register**