Karen Johnson
Batch # 1369544
01/14/2026 08:43:35 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260114-0003285

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.

Affiant

Subscribed and sworn to before me on this 12 day of January 2025.

Notary Public
My Commission Expires: 3/6/29

NICHOLAS PERENICH, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Nick Perenich, Attorney
169 Belle Forest Circle., Ste A
Nashville, TN 37221

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers:
Trung Peter Nguyen And Nhan Thanh Vo, Trustees 607 POPLAR VALLEY CT NASHVILLE 37221	Same as current	141 06 0A 008.00

QUITCLAIM DEED

For and in consideration of the sum of TEN DOLLARS ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Trung P. Nguyen And Nhan T. Vo , hereinafter called the Grantor(s), has bargained and sold, and by these presents does remise, release, and quitclaim unto Trung Peter Nguyen And Nhan Thanh Vo, Co-Trustees of The Trung Peter Nguyen and Nhan Thanh Vo Revocable Living Trust Dated JANUARY 12, 2026, hereinafter called the Grantee(s), Grantee(s)' successors and assigns, all Grantor(s)' right, title and interest in a certain parcel of land in Davidson County, Tennessee. The parcel of land is described as follows:

LAND in Davidson County, Tennessee, being Lot No. 17, on the Plan of Section One, Poplar Ridge, a Planned Unit Development, of record in Book 7900, page 151; revised in Book 7900, page 206; and corrected in Book 8292, page 973; said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Trung P. Nguyen And Nhan T. Vo by deed from NATIONSBANC MORTGAGE CORPORATION OF GEORGIA _ of record in Book 8805, Page 1, Register's Office for Davidson County, Tennessee.

This is improved property known as 607 POPLAR VALLEY CT NASHVILLE 37221 .

This instrument and the interest hereby released and quitclaimed are 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.

WITNESS OUR hands this 12 day of January, 2026.

Trung P. Nguyen

Nhan T. Vo

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Trung P. Nguyen And Nhan T. Vo with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that s/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12 day of January, 2026.

NICHOLAS PERENICH, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 3/6/29

This deed was prepared from information provided by the parties. No title search or survey was completed