Karen Johnson Davidson County
Batch# 1371170 DEEDQC
01/20/2026 02:35:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260120-0004459

This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Tuyet Nguyen
175 Luna Drive
Nashville, Tennessee 37211

SEND TAX BILL TO:
New Owner Address

MAP/PARCEL NO.
148 03 0 027.00

QUITCLAIM DEED

For and in consideration of the sum of One Dollar ($1.00), plus other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Hien Le, the undersigned, **Hien Le, a single woman,** herein Grantor, do hereby transfer, convey and quitclaim unto **Tuyet Nguyen, a single woman,** herein Grantee, her heirs and assigns, forever, all of my right, title, claim and interest in and to a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being all of **Lot No. 209, on the Plan of Cherokee Hills, Section Two,** as shown by plat and survey of record in Book 3106, page 149, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 209 fronts 70.0 feet on the southerly side of Luna Drive and extends back 246.0 feet on the easterly line and 239.0 feet on the westerly line to a dead line in the rear, measuring 70.2 feet thereon.

Being the same property conveyed to Tuyet Nguyen, a single woman, and Hien Le, a single woman, by Warranty Deed dated November 22, 2019 from James Rodney Moran and Darla Rae Tesch Moran, appearing of record in Instrument No. 20191125-0121344, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This is **IMPROVED** property known as **175 Luna Drive, Nashville, Tennessee 37211**.

WITNESS my hand, this the **15th** day of **January, 2026.**

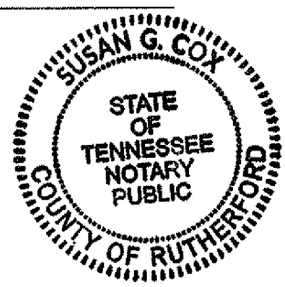
Hien Le

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Hien Le**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument (Quitclaim Deed) for the purposes therein contained.

WITNESS my hand and official seal this 15th day of January, 2026.

SUSAN G. COX
NOTARY PUBLIC



My Commission Expires: 05-20-2029

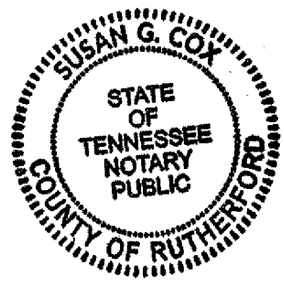
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual value or consideration, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of January, 2026.

SUSAN G. COX
NOTARY PUBLIC



My Commission Expires: 05-20-2029

File No. 26018218

Electronic Document Certification

I, **Lisa D. Turner**, 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 January 15, 2026.

Lisa D. Turner

Date: 1-15-2026

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

SWORN to and subscribed before me,
this the 15th day of January, 2026.

NOTARY PUBLIC

SUSAN G. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My commission expires: 05-20-2029

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a notary public in and for this county and state, **Lisa D. Turner,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 15th day of January, 2026.

NOTARY PUBLIC

My commission expires: 05-20-2029

SUSAN G. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

File No. 26018218