Karen Johnson Davidson County
Batch# 1377334 DEEDQC
02/09/2026 10:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260209-0009230

STATE OF TENNESSEE
COUNTY OF ~~ROBERTSON~~ Sumner

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

Affiant

Subscribed and sworn to before me, this 6th day of February, 2026.

Notary Public

My commission expires: 01/30/2029

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
636 GRASSMERE PARK, STE 130B
NASHVILLE, TN 37211

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
KN Rental Properties, LLC	**New Owner(s)**	**162-06-0-126.00**
230 TOWNES DR	**Same**	
NASHVILLE, TN 37211		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **KEN NGUYEN** " GRANTOR(S)", by these presents, does hereby quitclaim and convey unto **KN Rental Properties, LLC** herein called "GRANTEE(S)", their successors, heirs and assigns all of his rights, title and interests in and to a certain tract or parcel of land in **Davidson County, Tennessee.**

Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of Fair Oaks, Section 2, of record in Book 4660, Page 52 & 53, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Ken Nguyen by Quitclaim Deed from Kim Nguyen as recorded on the 29th day of December, 2025 of record in Instrument No 20251229-0102581, in the Register's Office of Davidson County, Tennessee.

This is **improved** property known as: 230 Townes Dr., Nashville TN 37211

WITNESS my/our hand(s) this 3 day of February 2026.

KEN NGUYEN

STATE OF TN

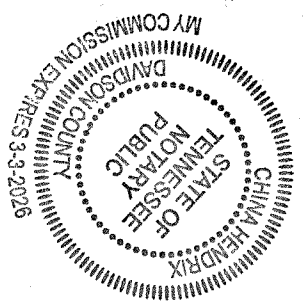
COUNTY OF DAVIDSON

KEN NGUYEN, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3 day of February 2026.

Notary Public

My Commission Expires: 3/3/26



Tennessee Certification of Electronic Document

I, Kristen Traini, 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 2/3/26 (date of document).

Affiant Signature

2/6/26
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 6th day of January 2026.

Notary's Signature

MY COMMISSION EXPIRES: 01/30/2029

NOTARY'S SEAL

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY