Karen Johnson Davidson County
Batch# 1378569 DEEDQC
02/10/2026 09:12:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260210-0009937

QUITCLAIM DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $1.00. Affiant Subscribed and sworn to before me This 9th day of February, 2026. Notary Public My Commission Expires: 01/22/2029

ROBERT J. NOTESTINE III NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON My Comm Exp. January 22, 2029

Address New Owners as:	Tax Bill To:	Map / Parcel
Duong Hathi Thu & Pham Bach Minh 411 Glenpark Dr. Nashville, TN 37217	**New Owner**	**120 05 0 166.00**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties without the benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, James A. Murray and Tim Hi Pham and Ha Thi Thu Duong (hereinafter referred to as "Grantors") does hereby quitclaim and convey unto **Pham Bach Minh and Hathi Thu Duong** (hereinafter referred to as "Grantees"), all of its interest in the following described parcel of real estate located in Davidson County, Tennessee:

> Being Lot No. 5C6 on the Plan of Glengarry Park, Section 5-C, as of record in Plat Book 3500, Page 54, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to James A. Murray and Tim Hi Pham and HaThi Thu Duong from U.S. Bank National Association, as Trustee for TBW Mortgage-Backed Trust Series 2007-2, TBW Mortgage Pass-Through Certificates, Series 2007-2 of record in Instrument No. 20101215-0099793 of record in the Register's office for Davidson County.
>
> This is an improved property known as 411 Glenpark Drive, Nashville, Tennessee 37217

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.
IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 9th day of February 2026.

Grantors:

James A Murray
James A. Murray

Tim T Pham
Tim Hi Pham

HaThi Thu Duong
HaThi Thu Duong

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

On this 9th day of February, in the year 2026, before me the undersigned, personally appeared **James A. Murray**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he executed it.

WITNESS my hand and official seal or stamp, this 9th day of February, 2026.

Notary Public

ROBERT J. NOTESTINE III
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22, 2029
COUNTY OF DAVIDSON

My Commission Expires: 01/22/29

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of February, in the year 2026, before me the undersigned, personally appeared **Tim Hi Pham**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

WITNESS my hand and official seal or stamp, this 9th day of February, 2026.

Notary Public

My Commission Expires: 01/22/2029



STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of February, in the year 2026, before me the undersigned, personally appeared **HaThi Thu Duong**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

WITNESS my hand and official seal or stamp, this 9th day of February, 2026.

Notary Public

My Commission Expires: 01/22/2029



Certificate of Authenticity

I, Robert J. Notestine, III, 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 02/09/2026.

AFFIANT SIGNATURE

02/09/2026
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 9th day of February, 2026.

NOTARY'S SIGNATURE

My Commission Expires: 01/22/2029

Notary's Seal:

ROBERT J. NOTESTINE III
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22, 2029
COUNTY OF DAVIDSON