Karen Johnson Davidson County
Batch# 1380556 DEEDQC
02/13/2026 08:49:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260213-0011499

AFTER RECORDING RETURN TO:
GODEEDS, INC.
Attn: LegalZoom Dept.
8940 Main Street
Clarence, NY 14031
File No. 588381668-89179605

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 162-06-0-127.00

QUITCLAIM DEED

THIS DEED made and entered into on this 20 day of January, 2026, by and between **Phong Vu and Tram Vu, husband and wife,** residing at 9713 Tanglewood Ln, Brentwood, TN 37027, hereinafter referred to as Grantor(s) and **Phong Anh Vu and Tram Ngoc Vu, as Trustee(s) of The Phong Tram Living Trust, dated 1/13/26, and any amendments thereto,** residing at 9713 Tanglewood Ln, Brentwood, TN 37027, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 5217 Tusculum Ct, Nashville, TN 37211

Being the same property conveyed to the Grantor(s) in a Deed recorded on 04/03/2013 under Instrument No. 20130403-0032952 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Phong Vu

Tram Vu

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Phong Vu & Tram Vu, the within named Grantor, 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 and seal, at office in Brentwood, this 20th day of January, 20 26.

Notary Public

My Commission expires: 01/24/27

QUINCIE SMALLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Jan. 24, 2027

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Phong Vu

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 20th day of January, 2026

Notary Public
My Commission Expires: 01/24/27

QUINCIE SMALLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Jan. 24, 2027

Name and address for person(s) responsible for taxes:

Phong Anh Vu and Tram Ngoc Vu
9713 Tanglewood Ln
Brentwood, TN 37027

Name and address of property owner:

Phong Anh Vu and Tram Ngoc Vu
9713 Tanglewood Ln
Brentwood, TN 37027

EXHIBIT A
LEGAL DESCRIPTION

The following described real estate situate, lying and being in the County of Davidson, State of Tennessee, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT: #104 ON THE PLAN OF FAIR OAKS SUBDIVISION, SECTION II, OF RECORD IN PLAT BOOK: #4460, PAGE: #52 AND #53, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

APN: 162-06-0-127.00

Property commonly known as: 5217 Tusculum Ct, Nashville, TN 37211

Tennessee Certification of Electronic Document

I, Frank P. Dec 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 1/20/2026. [date of document]



Affiant Signature

2/12/2026

Date

State of New York

County of Erie

Sworn to and subscribed before me this 12th day of FEBRUARY , 2026

JAMES ROALDI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RO6128100
Qualified in Erie County
Commission Expires June 06, 2029



Notary's Signature

NOTARY'S SEAL