Karen Johnson Davidson County
Batch# 1382901 DEEDQC
02/19/2026 03:43:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260219-0013382

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Hung Tran** ("Grantor"), hereby remise(s), release(s), convey(s), and quit claim(s) unto **H. Tran Investments, LLC,** (Grantee), a limited liability company all of his rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Easterly 1/2 Lat No. 36 on the Plan of Bush Spain's Subdivision of part of Zack Stull Lands of record in Plat Book 161, Page 129, in the Register's Office for Davidson County Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said Easterly 1/2 of Lot No. 36 fronts 50 feet on the Southerly margin of Spain Avenue and extends back between parallel lines 165 feet to a deadline in the rear, measuring 50 feet thereon.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Quitclaim Deed of record at Instrument Number **20231103-0086371** in said Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the 19 day of **February, 2026.**

Hung Tran

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, Hung Tran, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19 day of **February, 2026.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 03/06/29

JORDYN NESBITT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 19 day of **February, 2026.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 03/06/29

JORDYN NESBITT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

PROPERTY ADDRESS:	932 Spain Ave, Nashville, TN 37216
TAX PARCEL NO.:	072 09 0 168.00
PROPERTY OWNER:	**H. Tran Investments, LLC**
OWNER'S ADDRESS:	**4105A Lone Oak Rd, Nashville, TN 37215**
MAIL TAX BILLS TO:	**owner at owners address**

Certificate of Authenticity

I, Holly A. Mason, 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 February 19, 2026.

Affiant Signature

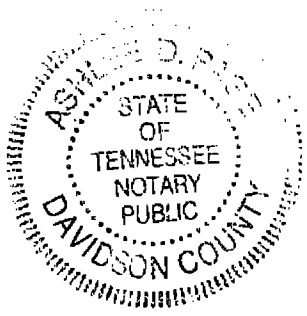
2/19/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 19 day of February, 2026.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026