Karen Johnson Davidson County
Batch# 1386641 DEEDQC
02/27/2026 03:56:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260227-0015832

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.	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 27th 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:
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:
AVARI HOLDING, LLC PROTECTED SERIES 2	**New Owner(s)**	**150090A08000 CO**
876 MADISON SQ	**876 MADISON SQ.**	
MADISON, TN 37115	**MADISON, TN 37115**	

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 **PHONG NGO AND VICTORIA THAO VY** " GRANTOR(S)", by these presents, does hereby quitclaim and convey unto **AVARI HOLDING, LLC PROTECTED SERIES 2** 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. 234 on the Plan of Forest View Park, Section VII of record in Plat Book 6900, Page 633, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Phong Ngo and Victoria Thao Vy by Warranty Deed as recorded on the 17th day of June, 2016 in Instrument No. 20160617-0061986, in the Register's Office of Davidson County, Tennessee.

This is **improved** property known as: 1405 Calais Circle, Antioch TN 37013.

PHONG NGO AND VICTORIA THAO VY

WITNESS my/our hand(s) this 23 day of February 2026.

PHONG NGO

VICTORIA THAO VY

STATE OF Tennessee

COUNTY OF Davidson

On this 23 day of February, 2026 before me personally appeared **PHONG NGO AND VICTORIA THAO VY ,** 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 23 day of February 2026.

Notary Public

My Commission Expires: 10/4/27

MICHELLE CRAWFORD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 10-04-2027

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 2/23/26 (date of document).

Jennifer Russell
Affiant Signature

2/27/26
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 27th day of February 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

