Karen Johnson Davidson County
Batch# 1390529 DEEDQC
03/09/2026 04:09:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260309-0018727

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:

An V Phan and Theu Thi Vo
2884 Call Hill Rd.,
Nashville, TN 37211

Send Tax Bill to:
Owner

Map-Parcel Numbers:
172 15 0A 101.00

State of Tennessee
County of Williamson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

ALEXANDRA DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 9 day of March, 2026.

Notary Public

My Commission Expires:
7-2-29

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **H N PHAN,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **AN V PHAN AND WIFE, THEU THI VO,** HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as 2884 Call Hill Road, Nashville, Tennessee 37211.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 9 day of March, 2026.

By: H N Phan

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within **H N Phan**, the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9 day of March, 2026.

My commission expires: 7-2-29 Notary Public

ALEXANDRA DAVIS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Exhibit A

Land in Davidson County, TN, being Lot No. 25 on the Plan of Holt Woods, Section Two, of record in Plat Book 9700, Page 277, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to An V Phan and wife, Theu Thi Vo and H N Phan, by Warranty Deed from Yazdian Construction, Inc., dated 03/13/1998 of record in Book 10840, Page 707, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 9570, Page 22, Book 10256, page 504, By-Laws in Book 9570, page 13, Easement in Book 10316, page 585, all matters shown on plan of PUD boundary addition in Plat Book 7900, page 668 and Charter in Book 9570, page 5, and all matters shown on the Plan of Record.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 3/9/2026. (date of document).

Affiant Signature

3/9/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9 day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

