**This instrument was prepared by:**
THAN NHU NGUYEN
1860 OLIVE CIR
NASHVILLE TN 37217

**Once recorded, return to:**
THAN NHU NGUYEN
1860 OLIVE CIR
NASHVILLE TN 37217

Karen Johnson Davidson County
Batch # 1399021 DEEDQC
03/30/2026 01:35:09 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260330-0025082

This Space for Recorder's Use Only.

# Tennessee Quitclaim Deed

State of Tennessee, County of DAVIDSON

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of zero US Dollars ($ 0 ) in hand, paid to DAVID NGUYEN, with an address of 1860 OLIVE CIR NASHVILLE TN 37217 (the "Grantor" or "Grantors"), does/do hereby remise, release, and forever quit claim to THAN NHU NGUYEN AN UNMARRIED MAN, with an address of 1860 OLIVE CIR NASHVILLE TN 37217 (the "Grantee" or Grantees") all the rights, title, interest, and claim in or to the following described real estate, situated in DAVIDSON County, Tennessee, to wit:

**A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.**

Tax Parcel ID Number 135-10-0C PARCEL 019.00CO

The property identified herein ☑ is **-OR-** ☐ is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:

Name: THAN NHU NGUYEN

Address: 1860 OLIVE CIR NASHVILLE TN 37217

**IN WITNESS WHEREOF**, the Grantor(s) has/have duly executed this Quitclaim Deed as of the date hereinunder.

Grantor Signature: _____ Date: 03/30/2026

Printed Name: THAN Nguyen

Grantor Signature: _____ Date: 03/30/2026

Printed Name: David Nguyen

1st Witness Signature: _____ Date: 3/30/2026

Printed Name: KERRA WOOD

2nd Witness Signature: _____ Date: 3/30/2026

Printed Name: Brittyn Sexton

# NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Tennessee )
County of Rutherford )

On March 30, 2026 before me, Tatiana Hayes,
personally appeared David Nguyen and Thao Nguyen,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Tennessee that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

Printed Name Tatiana Hayes

My Commission Expires 11.17.2029



# EXHIBIT A

Legal description of the real property being conveyed by this instrument.

Property Information
Subdivision Name: RANSOM PARK SEC 01
Legal Description: LOT 17 RANSOM PARK SEC 1
County Use Description: SINGLE FAMILY
APN 135100C01900CO
MAP- PARCEL: 135-10-0C, PARCEL 019,00
Refernce Prior Deed 20190710-0067043
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO 17 ON THE PLAN OF SECTION ONE ,RANSOM PARK, OF RECORD IN INSTRUMENT NO.20121008-0091717. REGISTER'S OFFICE FOR DAVIDSON COUNTRY, TENNESSE, TO WHICH PLAN REFERENCE IS HERBY MAKE FOR MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO THAN NHU NGUYEN, AN UNMARRIED MAN BY QUITCLAIM DEED FROM DAVID NGUYEN.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL ZONING REGULATIONS,BUILDING RESTRICTIONS AND SETBACK LINES. IF ANY, AND EASEMENTS AND RIGHTS FOR PUBLIC UTILITIES APPLICABLE TO THIS PROPERTY; AND TAX FOR THE CURRENT YEAR WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE HEREIN.Refernce Prior Deed 20190710-0067043.

KAREN JOHNSON
**REGISTER OF DEEDS**

**www.nashville.gov/rod**

**PO Box 196398**
**Nashville, TN 37219-6398**
**(615) 862-6790 phone**
**(615) 880-2039 fax**

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 0 .

Affiant

Subscribed and sworn before me, this 30th day of March, 2026.

Notary

TATIANA HAYES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY