Karen Johnson Davidson County
Batch# 1399931 DEEDQC
03/31/2026 01:45:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260331-0025598

THIS INSTRUMENT PREPARED BY:

GLENN S. MACBETH, Attorney at Law
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:

Miley Truong and Le Thuy Thi Truong
7732 Dan Kestner Drive
Nashville, TN 37221

SEND TAX BILLS TO:
SAME AS ABOVE

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND GATEWAY TITLE SERVICES, LLC, AND ITS ATTORNEYS, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL. WHEN EXECUTED THIS DOCUMENT SHOULD BE PROMPTLY RECORDED IN THE REGISTER OF DEEDS OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED.

QUITCLAIM DEED

(Map 128-10-0; Parcel 239.00)

THIS INSTRUMENT made and entered into on this the 26th day of March, 2026, by and between, **MILEY TRUONG, an unmarried woman,** ("Grantor"), and **MILEY TRUONG, an unmarried woman and LE THUY THI TRUONG, an unmarried woman, as tenants in common with rights of survivorship,** ("Grantee");

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 ($1.00) DOLLAR, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor conveys, transfers, releases, relinquishes, and quitclaims unto Grantee, Grantee's heirs and assigns, all Grantor's right, title and interest in and to the following described real estate, to wit:

LAND located in Davidson County, Tennessee, being Lot No. 9, First Revision, Meade Vue Subdivision, of record in Plat Book 9700, Page 58, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Miley Truong, unmarried woman, by Warranty Deed dated December 14, 2022 from Anil K. Pandya and Padmini Komalavilas, Trustees of The Amended and Restated Pandya Komalavilas Joint Revocable Trust, created September 2, 2020, recorded January 13, 2023, in Instrument No. 20230113-0003031, in the Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to such limitations, restrictions and encumbrances as may affect the premises.

THIS is improved property known as 7732 Dan Kestner Drive, Nashville, TN 37221.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has hereunto set his/her signature on this the 26th day of March, 2026.

MILEY TRUONG

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Miley Truong, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 26th day of March, 2026.

Loretta L. Peters
Notary Public Loretta L. Peters

My Commission Expires: 01/24/2028

LORETTA L. PETERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF Davidson)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $0.

Affiant Miley Truong

State of Tennessee County of Davidson
Sworn to and subscribed before me this 26th day of March, 2026.

Loretta L. Peters
Notary Public Loretta L. Peters

My Commission Expires: 01/24/2028

LORETTA L. PETERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No.: GTS2-2026-34

True Copy Certification

I, Bonnie L. Wigley, 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 the 26 day of March, 2026.

Affiant Signature

3/26/26

Date

State of Tennessee)

County of Coffee)

Sworn to and subscribed before me this 26 day of March, 2026.

Britany Nicole Hensley

Notary's Signature

My Commission Expires: 6.17.26

Notary' Seal (if on paper)

BRITANY NICOLE HENSLEY
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY
MY COMMISSION EXPIRES JUNE 17, 2026