Karen Johnson Davidson County
Batch# 1400471 DEEDQC
04/02/2026 11:10:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260402-0026452

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 1st day of April, 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:
Han Tran	**New Owner(s)**	**072-07-01-001.00-CO**
1441 Huffine St	**Same**	
Nashville, TN 3716		

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 **HAN TRAN AND HUSBAND, HUY VO** " GRANTOR(S)", by these presents, does hereby quitclaim and convey unto **HAN TRAN,MARRIED** 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 Unit A as established in Declaration of Covenants Conditions and Restrictions for Homes at 1238C McGavock Pike, a Horizontal Property Regime with Private Elements of record in Instrument No. 20181113-0111576, in the Register's Office of Davidson County, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Beginning at a point in the Southerly margin of McGavock Pike; marked by a monument which point in the beginning of a curve and is located 24.5 feet Westwardly from the intersection of the Southerly margin of McGavock Pike with a Westwardly margin of Huffine Street projected; thence Southeastwardly around said curve with a radius of 20 feet, 35.3 feet to a point in the Westerly margin of Huffine Street; thence with the margin of said street, Southwardly 176.3 feet to an iron pin; thence Westwardly 60 feet to an iron pin; thence Northwardly 189 feet to a point in the Southerly margin of said McGavock Pike; thence with the margin of the same Eastwardly 35.8 feet to the point of beginning.

Being the same property conveyed to Han Tran and husband, Huy Vo by Warranty Deed from Guerrier Development, LLC, a Tennessee limited liability company as recorded on the 18th day of March, 2020 of record in Instrument No. 20200318-0029837 in the Register's Office of Davidson County, Tennessee.

This is **improved** property known as: 1441 Huffine St., Nashville TN 37216.

WITNESS my/our hand(s) this 30 day of March 2026.

HAN TRAN

HUY VO

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **HAN TRAN AND HUY VO,** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of March 2026.

Notary Public

My Commission Expires: 3/4/30

CHINA HENDRIX
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/4/30
COUNTY OF DAVIDSON

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 3/30/26 (date of document).

Jennifer Russell
Affiant Signature

4/1/26
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 1st day of April 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

