Karen Johnson Davidson County
Batch# 1403432 DEEDQC
04/08/2026 01:54:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260408-0028461

Prepared by/Return to: Mark B. Leedom, Esq. 636 Grassmere Park Drive Suite 130B Nashville, TN 37211	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $-0. Affiant Subscribed and sworn to before me, this 10th day of April, 2026. Notary Public My commission expires:

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number:
Van No Nguyen	Van No Nguyen	059-11-0-287.00
707 Paige Circle	707 Paige Circle	
Nashville, TN 37207	Nashville, TN 37207	

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 is hereby acknowledged, Lisa Ngoc Thach, "GRANTOR(S)", by these presents, does hereby quitclaim and convey unto Van No Nguyen, "GRANTEE(S)", his/her/their successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 24B on the Zone Lot Division of Lots 24 and 25 of the Plan of Paige Villa of record in Plat Book 6250, Page 557, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to Van No Nguyen and Lisa Ngoc Thach, husband and wife, by Quitclaim Deed from Van Nguyen aka Van No Nguyen, a married man, dated 6/9/25 of record in Instrument No. 20250617-0047333, Register's Office for Davidson County, Tennessee.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee.

Legal descriptions taken from prior deed of record.

By way of recital, the property described herein is improved property bearing the street address of 707 Paige Circle, Nashville, TN 37207

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 6 day of April, 2026.

Lisa Ngoc Thach

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, the within named Lisa Ngoc Thach, 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 and official seal at office this 6 day of April, 2026.

My commission expires: 3/4/30

NOTARY PUBLIC

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

Certificate of Authenticity

I, Linzie Hahn, 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 4/6/26.

Date

Hahn

Affiant Signature

4/6/26

Date

State of TN
County of Williamson

Sworn to and subscribed before me this 6th day of April, 2026.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

ANNA E SCANLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-23-2028