Karen Johnson Davidson County
Batch# 1406042 DEEDQC
04/16/2026 08:59:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260416-0031088

**This Instrument Prepared By:**
Reginald Harrion, Esq.
o/b/o DeedPro, LLC
1349 Galleria Drive Suite 100
Henderson, NV 89014
Phone: 702-736-6400

# QUITCLAIM DEED

| **ADDRESS NEW OWNER AS FOLLOWS:** | **MAIL TAX STATEMENT TO:** | **MAP PARCEL NUMBERS:** |
|---|---|---|
| Hong Thi Nguyen<br>412 Luna Court<br>Franklin, TN 37064 | Hong Thi Nguyen<br>412 Luna Court<br>Franklin, TN 37064 | Map/Parcel: 16202009100 |

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, Hong Thi Nguyen, Trustee of The Hong Nguyen Family Trust dated October 21, 2022 by these presents do hereby quitclaim and convey unto the said Hong Thi Nguyen, an unmarried person, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to deed out of trust.

This is unimproved ( ) property known as 113 Bart Drive, Antioch, TN 37013
Improved ( )

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.

(Attached to and becoming a part of Quitclaim Deed dated: 3-13-26
between Hong Thi Nguyen, Trustee of The Hong Nguyen Family Trust dated October 21, 2022, as Seller(s) and Hong Thi Nguyen, an unmarried person, as Purchaser(s).)

Witness our hand this 13th day of March, 2026, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Hong Thi Nguyen, Trustee

**ACKNOWLEDGMENT**

**STATE OF** Tennessee )
**COUNTY OF** Williamson ) ss

Personally appeared before me, Tricia Uvette Horne, a Notary Public in and for said County and State, Hong Thi Nguyen, Trustee the within named bargainor, individual(s), 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.

Given under my hand and official seal of office at Williamson, TN this 13th day of March, A.D., 2026.

NOTARY STAMP/SEAL
TRICIA YVETTE HORNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
Notary Commission Expires: 07/03/2028

**AFFIDAVIT OF VALUE**

**STATE OF** Michigan )
**COUNTY OF** Wayne ) ss

The actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code - (4).

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

(Affix Seal)

Affiant

Susan M. Cherry
Notary Public SUSAN M. CHERRY

My Commission Expires: 8.6.29

SUSAN M CHERRY
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My Commission Expires August 6th 2029
Acting in the County of WAYNE

# EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 16202009100

Land situated in the County of Davidson in the State of TN

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 88 ON THE PLAN OF COLEWOOD ACRES, SECTION 2 OF RECORD IN PLAT BOOK 3700, PAGE 135, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SAID LOT NO. 88 FRONTS 105.82 FEET ON THE SOUTHERLY SIDE OF BART DRIVE AND RUNS BACK 110 FEET ON THE EASTERLY LINE AND 170.6 FEET ON THE WESTERLY LINE TO A DEAD LINE MEASURING 97.56 FEET THEREON.

Commonly known as: 113 Bart Drive, Antioch, TN 37013-3555

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

Being the same property conveyed to Hong Thi Nguyen, Trustee of The Hong Nguyen Family Trust dated October 21, 2022 by Deed from Lora Minton K/N/A Lora Jackson, married of record in Document No. 20240805-0059076, said Register's Office.

**Tennessee Certification of Electronic Document**

I, Sam Rider, 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 3/13/2026 (date of document).

Affiant Signature

Mar 13, 2026
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 13 day of March, 2026

Notary's Signature

MY COMMISSION EXPIRES: 6/29/2031

NOTARY'S SEAL

STATE OF NOTARY PUBLIC MICHIGAN

KELLY L SCOTT
My Commission Expires
June 29, 2031
County of Macomb
Acting in the County of Wayne