Karen Johnson Davidson County
Batch# 1410399 DEEDQC
04/23/2026 10:51:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260423-0033939

QUITCLAIM DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $0.00. Affiant Subscribed and sworn to before me This 23 day of April, 2026. Notary Public My Commission Expires: 03/05/2030

TRENT NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-5-2030

Address New Owner is:	Tax Bill To:	Map / Parcel
Charlie Nguyen, Tien Nguyen, Travis Ngo, and Lanhem Thi Nguyen 537 Starliner Drive Nashville, TN 37209	New Owners	091-05 175

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **Charlie Nguyen and wife, Tien Nguyen** (hereinafter referred to as "Grantor") do hereby quitclaim and convey unto, **Charlie Nguyen, Tien Nguyen, Travis Ngo, and Lanhem Thi Nguyen,** (hereinafter referred to as the "Grantees"), all of their interest in the following described parcel of real estate located in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 9 on the Plan of West Park Subdivision, 5th Addition, of record in Book 3500, Page 94, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Charlie Nguyen and wife, Tien Nguyen from Bach Maie Le and wife Tam Nguyen by Warranty Deed dated June 22, 2000 in Instrument No.200006270063882, in said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: 6108 Terry Dr. Nashville, Tennessee 37209.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 27th day of April, 2026.

By: Charlie Nguyen

By: Tien Nguyen

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 27th day of April, in the year 2026, before me the undersigned, personally appeared **Charlie Nguyen**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he executed it.

WITNESS my hand and official seal at Nashville, Tennessee, this 29 **day of April, 2026.**

Notary Public

My Commission Expires: 03/05/2030

TRENT NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-5-2030

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 23rd day of April, in the year 2026, before me the undersigned, personally appeared **Tien Nguyen**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that She executed it.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of April, 2026.

Notary Public

My Commission Expires: 03/05/2030

TRENT NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03/05/2030

Certificate of Authenticity

I, Robert J. Notestine, III, 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 April 23rd 2026

AFFIANT SIGNATURE

April 23. 2026
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 23rd day of April, 2026.

NOTARY'S SIGNATURE

My Commission Expires: 3/5/2026

Notary's Seal:

AMYAN SINDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-5-2030