QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1411465 DEEDQC
04/24/2026 01:57:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260424-0035531

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

STATE OF MI, COUNTY OF Genesee

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to me on April 23, 2026.

NOTARY PUBLIC

My Commission Expires: 3-9-2030

JEFF HUGHES
Notary Public - State of Michigan
County of Genesee
My Commission Expires Mar 9, 2030
Acting in the County of Genesee

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Linh Nguyen Revocable Trust 3724 W Hamilton Dr., Nashville, TN 37218	Same as New Owner	148 03 0 101.00

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

KNOW ALL MEN BY THESE PRESENTS that Linh Thi Thuy Nguyen, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Linh Thi Thuy Nguyen, Trustee of the Linh Nguyen Revocable Trust Agreement, dated 23 day of April, 2026, hereinafter called **"GRANTEE,"** her successors and assigns, her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 705 on the Plan of Cherokee Hills, Section Seven, of record in Plat Book 3842, Page 72, Register's Office for Davidson County, Tennessee, as follows:

SAID Lot No. 705 fronts 31.3 feet, 36.1 feet, and 14.4 feet on the northerly margin of Cherokee Court, and extends back between unparallel lines, the northerly line measuring 230.0 feet, the southerly line measuring 169.9 feet, to a rear line which measures 77.3 feet thereon.

Being the same property conveyed to Linh Thi Thuy Nguyen, a married woman, by Warranty Deed from Jimmy Haingoc Tran and Huyen Minh Nguyen, husband and wife, dated March 4th, 2022, and recorded on March 7th, 2022, of record in Instrument No. 20220307-0025338, Register's Office for Davidson County, Tennessee.

This is improved property, known as 126 Cherokee Court, Antioch, TN 37013.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on April 23, 2026.

Linh Thi Thuy Nguyen

STATE OF MI

COUNTY OF Genesee

On April 23, 2026, before me personally appeared **Linh Thi Thuy Nguyen**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on April 23, 2026.

NOTARY PUBLIC

My Commission Expires: 3-9-2030

JEFF HUGHES
Notary Public - State of Michigan
County of Genesee
My Commission Expires Mar 9, 2030
Acting in the County of Genesee

Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 4/23/26.

John Cobb Rochford

4/23/26
Date

State of Tennessee

County of Davidson

Personally appeared before me Katherine Cooper, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on 4/23/26.

Katherine Cooper

KATHERINE COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/02/2029
DAVIDSON COUNTY

My Commission Expires: 07/02/29