Karen Johnson Davidson County
Batch# 1411747 DEEDQC
04/27/2026 12:17:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260427-0036291

	STATE OF TENNESSEE COUNTY OF ROBERTSON The actual consideration or value, whichever is greater, for this transfer is $-0. Affiant Subscribed and sworn to before me, this 27th day of April, 2026. Notary Public My commission expires: 01/30/2029
THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.	

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
636 GRASSMERE PARK, STE 130B
NASHVILLE, TN 37211

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
KHANH CHAU and KELLY CHAU	**New Owner(s)**	**093090G02700CO**
1212 Demonbreun St #703	**Same**	
Nashville, TN 37203		

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 **MK3, LLC**" GRANTOR(S)", by these presents, does hereby quitclaim and convey unto **KHANH CHAU AND KELLU CHAU** 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 703, as established by the Declaration of Condominium Regime for The Pullman Condominiums, a condominium community, of record in Instrument No. 20240715-0053179, as amended in Instrument No. 20240815-0062454, Instrument No. 20250530-0042561, Instrument No. 20250808-0062959, and Instrument No. 20250902-0069899, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property, together with easements appurtenant to said Unit, and an undivided percentage interest in the common elements allocated to said Unit, as set forth in said Declaration.

Being the same property conveyed to MK3, LLC by Special Warranty Deed from Nashville Gulch PII JV Holdings, a Delaware general partnership as recorded on the 3rd day of September, 2024 of record in Instrument No. 20240903-00767672 in the Register's Office of Davidson County, Tennessee.

This is **improved** property known as: 1212 Demonbruen St., Unit 703, Nashville TN 37203

WITNESS my/our hand(s) this 20 day of APRIL 2026.

MK3, LLC

BY: CHAU ENTERPRISES, LLC
ITS: MEMBER

KHANH C. CHAU, MEMBER

KELLY CHAU, MEMBER

BY: H2V2, LLC
ITS: MEMBER

KEVIN VO, MEMBER

MAI LAI, MEMBER

STATE OF TN

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Khanh C. Chau and Kelly Chau** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they executed the forgoing instrument for the purpose therein contained and who further acknowledged that they are members of MK3, LLC and that they are authorized by MK3, LLC to execute this instrument on its behalf.

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

Witness my hand at office, this 20 day of APRIL, 2026.

NOTARY PUBLIC

My Commission Expires: 3/4/30

STATE OF TN

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Kevin Vo and Mai Lai** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they executed the forgoing instrument for the purpose therein contained and who further acknowledged that they are members of MK3, LLC and that they are authorized by MK3, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 20 day of APRIL, 2026.

NOTARY PUBLIC

My Commission Expires: 3/4/26

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

Tennessee Certification of Electronic Document

I, Kristen Traini, 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 4/20/26 (date of document).

Affiant Signature

4/27/26
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 27th day of April 2026.

Notary's Signature

MY COMMISSION EXPIRES: 01/30/2029

NOTARY'S SEAL

