This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1413133 DEEDQC
04/29/2026 11:15:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260429-0037867

State of TN }
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 29 day of APRIL, 2026.

Notary Public

My Commission expires 1 / 22 / 2030

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

NAME AND ADDRESS OF PROPERTY OWNER:
Hung Le Thanh Nguyen & Yen Ngoc Le
7336 Sugarloaf Drive,
Nashville, TN 37211

SEND TAX BILLS TO:
Hung Le Thanh Nguyen & Yen Ngoc Le
7336 Sugarloaf Drive,
Nashville, TN 37211

MAP AND PARCEL NUMBER: 181-01-0B-163.00-C

QUITCLAIM DEED
26NT00950

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Hung Lee Thanh Nguyen

By these presents do remise, release and **QUITCLAIM** unto

Hung Le Thanh Nguyen & Yen Ngoc Le, a married couple

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 52, Section Three, Addition to Sugar Valley, according to survey and plat of same appearing of record in Instrument 20050529-0074915, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Hung Lee Thanh Nguyen by Warranty Deed from Ali Al-Fatlawy and Tamara Abdulhamed, husband and wife and Hassnen Al-Fatlawy, a single man, as joint tenants with right of survivorship as recorded 02/23/2026 in Book N/A at Page N/A as Document 20260223-0014325.

This is an improved property commonly known as: 7336 Sugarloaf Drive, Nashville, TN 37211

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 29 day of APRIL, 2026.

Hung Le Thanh Nguyen aka Hung Lee Thanh Nguyen

Hung Le Thanh Nguyen aka Hung Lee Thanh Nguyen

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Hung Le Thanh Nguyen,** the within named bargainer, with whom I am personally acquainted, or proved to me on the basis Of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 29, **day of** APRIL, 2026.

NOTARY PUBLIC SIGNATURE

My Commission Expires: 1/22/2030

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Yen Ngoc Le

Yen Ngoc Le

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Yen Ngoc Le,** the within named bargainer, with whom I am personally acquainted, or proved to me on the basis Of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 29, **day of** APRIL, 2026.

NOTARY PUBLIC SIGNATURE

My Commission Expires: 1/22/2030

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Justin Foster 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 4/29/26 (date of document).

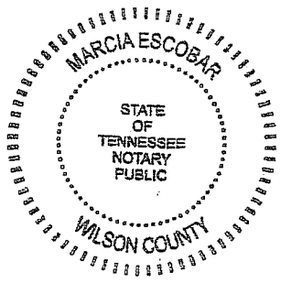
Affiant Signature

4/29/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29 of April, 26.

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027