This Document Prepared By:
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Karen Johnson Davidson County
Batch # 1413179 DEEDQC
04/29/2026 12:53:44 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260429-0037959

After Recording, Return and Mail Tax Statements To:
DOREMI HOMES LLC
116 Agnes Rd., Ste. 200
Knoxville, TN 37919

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, CHIEU K. TRAN and wife, THUY KIM DAO, the GRANTORS, whose mailing address is 116 Agnes Rd., Ste. 200, Knoxville, TN 37919; hereby conveys and quitclaims to DOREMI HOMES LLC, a Tennessee limited liability company, the GRANTEE, whose mailing address is 116 Agnes Rd., Ste. 200, Knoxville, TN 37919; and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Davidson, State of **TN**:

Land in Davidson County, Tennessee, being Lot No. 137 on the Plan of Glencliff Estates, Section 6, as of record in Book 2133, Page 73, Register's Office for Davidson County, Tennessee. Said Lot No. 137 is described as follows:

Beginning on the southerly margin of Browning Road at the comer of Lots No. 137 and 138; thence with the line between said lots, southwardly 221 feet; thence North 81 degrees, 52' west 77.8 feet to the east line of Lot No. 136; thence with the line between Lots No. 136 and 137, northwardly 62.3 feet to a point in the west line of lot No. 137; thence with the west line of said lot, North 8 degrees 08' east 163.2 feet to the southerly margin of Browning Road; thence with said road, eastwardly 100 feet to the beginning.

Property Address: 302 Browning Road, Nashville, TN 37211

Map & Parcel: 11904008000

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

APRIL 29, 2026

CHIEU K. TRAN

APRIL 29, 2026

THUY KIM DAO

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

TENNESSEE NOTARY ACKNOWLEDGMENT

STATE OF TENNESSEE
County of DAVIDSON

On APRIL 29TH, 2026, before me, personally appeared CHIEU K. TRAN, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

WITNESS my hand and seal, at office in NASHVILLE, Tennessee this 29TH DAY OF APRIL, 2026.

(Seal)

KELLY JOANN ROSALES
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

Notary Public Signature
My Commission Expires: 2/3/2029

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

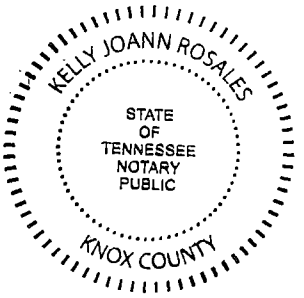
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STATE OF TENNESSEE
County of DAVIDSON

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WITNESS my hand and seal, at office in NASHVILLE, Tennessee this 29TH DAY OF APRIL, 2026.

(Seal)



Notary Public Signature
My Commission Expires: 2/3/2029

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

S. [illegible]
Affiant

Subscribed and sworn before me, this 29th day of April, 2026

Notary

Exp. 2/3/2029

KELLY JOANN ROSALES
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY