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
20260429-0037962

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 TRAN AND WIFE, THUY K. 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**:

Tract I: 2412 Scott Valley Dr., Nashville, TN 37217

Land in Davidson County, Tennessee, being Lot No. 17 A, Zone Lot Division of Lots 16, 17 and 18, Edge-O-Lake Villa, of record in Book 5200, page 644 and Book 6900, page 605, Register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Chieu Tran and wife, Thuy K. Dao by Warranty Deed from Timothy J. Sullivan and wife, Ligia I. Sullivan of record in Instrument No. 20130705-0069760, said Register's office.

NOTE: The prior Deed of Conveyance listed Lot No. 17 as the property being conveyed when in fact Lot No. 17 includes Lot No. 17A & Lot No. 17B per the Zone Lot Division referenced in the above description.

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 TRAN

APRIL 29, 2026

THUY K. 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 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.

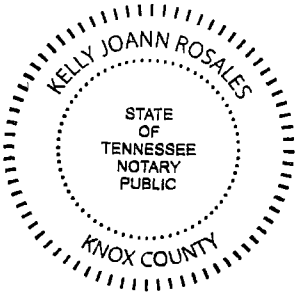
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WITNESS my hand and seal, at office in NASHVILLE, Tennessee this 29TH DAY OF APRIL, 2026.

(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.

[illegible]
Notary

Exp. 2/3/2029

KELLY JOANN ROSALES
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY