Karen Johnson Davidson County
Batch# 1423249 DEEDQC
05/20/2026 02:19:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260520-0045633

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Sumner The actual consideration or value, whichever is greater, for this transfer is $-0. Affiant Subscribed and sworn to before me, this 20th day of May, 2025. Notary Public My commission expires: 01/30/2029

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Han Thi Tran	**New Owner(s)**	**148050133.00**
256 Willard Drive	**Same**	
Nashville, TN 37211		

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, **Han Thi Tran, married woman** " GRANTOR", by these presents, does hereby quitclaim and convey unto **Han Thi Tran, married woman as her sole and separate property** herein called "GRANTEE," it successors 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 Lot No. 133, on the Plan of Haywood Acres, Section 5, of record in Book 3106, Page 67, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Han Thi Tran, married woman by Warranty Deed from Elizabeth T. Ervin, unmarried and Linda J. Petty, married as recorded on the 13th day of April, 2022 in Instrument No. 20220413-0042780, in the Register's Office of Davidson County, Tennessee. Huy Vo hereby signs to convey any interest he may have, marital or otherwise, as the spouse of Han Thi Tran.

This is **improved** property known as: 256 Willard Dr., Nashville TN 37211

WITNESS our hands this 12 day of May, 2026.

Han Thi Tran

Huy Vo

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public of said County and State, **Han Thi Tran and Huy Vo** the within named Grantor, 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, at office, this 12 day of May, 2026.

Notary Public

My Commission Expires: 3/4/30

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 5/12/26 (date of document).

Affiant Signature

5/20/26

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 20th day of May 2026.

Notary's Signature

MY COMMISSION EXPIRES: 01/30/2029

NOTARY'S SEAL

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY