QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

LB-QCD-26-223

THIS INSTRUMENT WAS PREPARED BY
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Phuoc Vinh Phan	**Same as New Owner**	
(NAME)	(NAME)	**147 06 0 009.00**
4303B Dale Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PHUOC VINH PHAN AND TAM PHAN (A.K.A TINH TAM THI PHAN),** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **PHUOC VINH PHAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, TN, Being Lot No 155 on the Plan of Caldwell Hall, Section 1, Revised, of record in Book 2900, pages 57, 58 & 59, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to The Quy Nguyen by Quitclaim Deed from Phuoc Vinh Phan and Tinh Tam Thi Phan, of record in Instrument 20231024-0083128, Register's Office for Davidson County, Tennessee.

The said The Quy Nguyen (a/k/a The Quy Thi Nguyen) having died on or about January 18th, 2026. The Last Will and Testament of The Quy Thi Nquyen was admitted to probate for muniment of title, pursuant to Order Granting Probate Of Will As Muniment of Title Only, filed on March 12th, 2026, in the Seventh Circuit (Probate) Court For Davidson County, Tennessee, naming Phuoc Vinh Phan and Tam Phan (a.k.a Tinh Tam Thi Phan) as devisees.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **223 Garrett Drive, Nashville, Tennessee 37211**.

Karen Johnson Davidson County
Batch # 1424023 **DEEDQC**
05/21/2026 03:13:05 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260521-0046633

Witness my/our hand(s) this the 20 day of May, 2026.

Phuoc Vinh Phan

Tam Phan

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHUOC VINH PHAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20 day of May, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TAM PHAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20 day of May, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212