Karen Johnson
Batch # 1426245
05/28/2026 08:08:05 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260528-0048235

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD
SUITE 130
FRANKLIN, TN 37067
(615) 628-7775

MADELYN STAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-07-2029

STATE OF TENNE

COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $0.00. This is a transfer to a revocable trust.

Affiant

Subscribed and sworn to before me, this 15th day of May 2026.

Notary public

My commission Expires: 10/07/2029

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Mai Family Trust 901 Woodbrier Rd Knoxville, TN 37923	Mai Family Trust 901 Woodbrier Rd Knoxville, TN 37923	50-10-129 12D 87243

FOR AND IN CONSIDERATION of Zero and 00/100 Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, David P. Mai and Danny V. Mai, do hereby quitclaim, transfer and convey unto David P. Mai, as Trustee of the Mai Family Trust dated May 15, 2026 all of their right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described to-wit:

Being Lot No. 38 on the Plan of Village by the Creek, Section 3, Revised, of record in Plat Book 5200, page 785, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to David P. Mai and wife, Nhung Kieu Mai, and Danny V. Mai, from Janice Lipscomb and husband, Lurton E. Lipscomb, Sr., by Warranty Deed, dated September 27, 1996, recorded on October 8, 1996, as Instrument No. 0233960, in Book 10218, Pages 885-887, Register's Office for Davidson County, Tennessee. After having taken title as tenants by the entirety, upon the death of Nhung Kieu Mai, David P. May became the sole owner of Nhung Kieu Mai's share.

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

Property Address: 308-310 Hawkview Court, Nashville, Tennessee 37207

Witness my hand this 15th day of May, 2026.

David P. Mai, Grantor

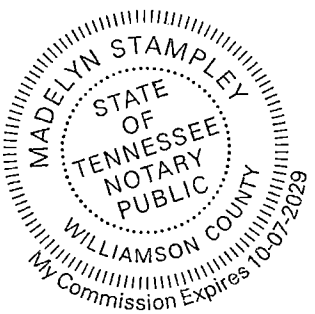
Danny V. Mai, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Personally appeared before me, Madelyn Stampley, Notary Public, David P. Mai and Danny V. Mai, as Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day, May 15, 2026.

[Seal]



Madelyn Stampley, Notary Public
My commission expires: October 7, 2029