This Instrument Prepared By and Returned To:
Holden L. Montgomery, Attorney
4301 Hillsboro Pike, Suite 300
Nashville, Tennessee 37215

Karen Johnson
Batch # 1435184
06/17/2026 12:25:11 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260617-0055015

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Tina Tran 15 Peachtree Street Nashville, TN 37210	SAME	119-06-0-285.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **THAO TRAN, UNMARRIED AND CUONG TRAN, UNMARRIED,** do hereby quitclaim and by these presents do transfer and convey all of their right, title and interest unto **TINA TRAN (AKA THAO TRAN),** in and to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 43, Section One, ROSEWOOD ESTATES, as of record in Plat Book 4955, page 29, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Thao Tran, unmarried and Cuong Tran, unmarried, by Quitclaim Deed from Preston Tran, unmarried, of record in Instrument No. 20131025-0111324, Register's Office for Davidson County, Tennessee.

Subject to all matters of record affecting the premises

This deed was prepared based on information provided by the parties and without the benefit of a title search.

This is improved property known as: 15 Peachtree Street, Nashville, TN 37210

IN WITNESS WHEREOF, I have hereunto set my hand on this the 25th day of MAY, 2026.

THAO TRAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thao Tran, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal on this 25th day of MAY, 2026.

RICHARD H. DO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

CUONG TRAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cuong Tran, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal on this 25th day of MAY, 2026.

RICHARD H. DO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 25th day of MAY, 2026.

RICHARD H. DO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public