This instrument prepared by
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Karen Johnson Davidson County
Batch # 1440439 DEEDQC
06/30/2026 09:17:12 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260630-0058882

TIEN T. DANG

TO: **QUITCLAIM DEED**

JASON NGO TRAN

MAP AND PARCEL
18220B61100CO

THIS INDENTURE, made this the 16 day of June, 2026, between, **TIEN T. DANG,** herein referred to as "**GRANTOR,**" and **JASON NGO TRAN,** hereinafter referred to as "**GRANTEE.**"

WITNESSETH: That the **GRANTOR**, for other good and valuable consideration has remised, released and quit-claimed, and does hereby remise and quitclaim unto the **GRANTEE**, forever, all the right, title, interest and claim which the said Grantor has and to the following described hereinafter called the Grantee, their successors and assigns, a certain tract or parcel of land situated in the 20th Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 611 on the Plan of Emerson Hills (formerly Evergreen Hills), Phase 8, of record in Instrument No. 20240502-0032042, Registers Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same/part of the same property conveyed to Jason Ngo Tran and Tien T. Dang, husband and wife, by Deed, dated and recorded September 4, 2025, from NVR, Inc., t/a Ryan Homes, a Virginia Corporation, of record in Instrument No. 20250904-0070765, Register's Office for Davidson County, Tennessee.
>
> Being the same/part of the same property conveyed to NVR, Inc., a Virginia corporation by Deed, dated May 16, 2025, from EGH Land Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20250519-0039250, Register's Office for Davidson County, Tennessee.

This property is improved property known as 4805 Dunfield Drive, Antioch, TN 37013.

This conveyance is subject to: (i) easements, covenants, conditions, and/or restrictions or records; (ii) any statutory lien for ad valorem taxes which are not yet levied, published, due or payable; (iii) any homeowner's association documents restricting the use and enjoyment of the Property; (iv) zoning and other applicable laws and regulations; and (v) such facts as an accurate survey and personal inspection of the Property would reflect, provided same do not render title uninsurable or unmarketable.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

NOW THEREFORE, the **GRANTOR** does hereby transfer and covey, quitclaim and assign forever, all of her right, title and interest in and to the above described realty unto the **GRANTEE**.

IN WITNESS WHEREOF, the said **GRANTOR** has hereunto set her hand and seal the day and year first above written.

TIEN T. DANG

State of North Carolina)
County of Cumberland)

Personally appeared before me, a Notary Public in and for said County and State, the within bargainor, **TIEN T. DANG,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS WHEREOF, I have hereunto set my hand and Official Seal.

Subscribed and sworn to before me this 8th day of June 2026.

Kamyia D McLaurin NOTARY PUBLIC Cumberland County, N.C. My Comm. Exp. 06-23-2029

NOTARY PUBLIC
My Commission Expires: 06/23/2029

State of Tennessee)
County of Montgomery)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, $0.00, which amount is equal to or greater than the amount with the property transferred would command at a fair and voluntary sale.

JASON NGO TRAN

Subscribed and sworn to before me this 19 day of June 2026.

NOTARY PUBLIC
My Commission Expires: 03/13/2030

BRITANY K PRACCHIA
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

NEW OWNER:
Jason Ngo Tran
4805 Dunfield Drive
Antioch, Tennessee 37013

SEND TAX STATEMENTS TO:
Jason Ngo Tran
4805 Dunfield Drive
Antioch, Tennessee 37013

NOTE: This Deed has been prepared for Grantor at her special insistence and without benefit of a title examination. The deed description was derived from portion of Map and Parcel 18220B61100CO, of record in Instrument No. 20250904-0070765, Registers Office for Davidson County, Tennessee.