Karen Johnson Davidson County
Batch # 1442324 DEEDQC
07/06/2026 10:08:23 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260706-0060264

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 TENNESSEE)

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 29th day of June 2026.

Notary public

My commission Expires: 10/07/2029

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
DVM and ATM Living Trust 1205 Wexford Downs Ln Nashville, TN 37211	DVM and ATM Living Trust 1205 Wexford Downs Ln Nashville, TN 37211	Map 172-14-0-A Parcel 067.00CO

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 Danny V. Mai and Thuy-Dzung T. Mai, husband and wife, do hereby quitclaim, transfer and convey unto Danny Vu Mai and Anna Thuy-Dzung Mai, as Trustees of the DVM and ATM Living Trust dated June 29, 2026, all of their right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described to-wit:

LAND in Davidson County, Tennessee, being Lot No. 14 on the Plan of Wexford Downs, Section Two, a Planned Unit Development, as of record in Book 9700, Pages 593-594, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to acknowledged Danny V. Mai and Thuy-Dzung T. Mai, husband and wife, from Beazer Homes Corp, by Warranty Deed dated August 30, 2001, recorded

on September 5, 2001, as Document No. 20010905-0096041, Register's Office for Davidson County, Tennessee.

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: 1205 Wexford Downs Lane, Nashville, Tennessee 37211

Witness my hand this 29th day of June 2026.

Danny V. Mai

Thuy-Dzung T. Mai

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Personally appeared before me, Madelyn Stampley, Notary Public, Danny Vu Mai and Thuy-Dzung T. Mai, as Grantors, 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, June 29, 2026.

[Seal]

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

Madelyn Stampley, Notary Public
My commission expires: 10/07/2029