THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 1443250 DEEDQC
07/08/2026 10:51:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260708-0061543

Preparer's Disclaimer: This instrument was prepared without the benefit of title examination, which was not requested by the parties herein. The Preparer makes no representations or warranties of any kind to any persons or entities as to the accuracy or correctness of the information contained herein including, without limitation, status or quality of title, existence or nature of any restrictions, whether there are physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument or any prior instrument in title, lawful access to or easement for the property described herein, or any other matter related to the property or the conveyance herein made. Further, no advice has been requested of or given by the Preparer regarding any implications regarding taxes, inheritance, estate planning, or the like, which may relate to the use and recording of this instrument. Acceptance and use of this instrument as prepared shall indicate acceptance of the above stated terms.

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Andy Nguyen and Melanie Nguyen 3908 Woodmont Blvd. Nashville, TN 37215	Owners	104 11 OD 005.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Natalie Nguyen Duong**, hereinafter called the Grantors, do hereby Quitclaim unto **Andy Nguyen and Melanie Nguyen, tenants in common**, hereinafter called the Grantees, their successors and assigns, all of our right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Unit No. 5, on the plan of The Columns**, of record in Book 6182, Page 943, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Andy Nguyen and Melanie Nguyen, husband and wife*, by Warranty Deed dated April 13,2022 from Saban Smajlovic, married, recorded April 20, 2022 as Instrument No. 20220420-0045484, Register's Office for Davidson County, Tennessee. *Vesting is shown erroneously as husband and wife, the said Andy Nguyen and Melanie Nguyen are brother and sister. And being further and last conveyed by Andy Nguyen, as to his interest, to Natalie Nguyen Duong, by Quitclaim Deed of record at Instrument No. 20240402-0022516, Davidson County Register of Deeds.

This is property commonly known as 2121 Fairfax Avenue, #5, Nashville, Tennessee 37212.*
*Note: An address is not a legal description of real property.

Witness our hands, as of the dates noted below:

Natalie Duong Date: 7/7/26
Natalie Nguyen Duong

STATE OF TENNESSEE

COUNTY OF Williamson

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

Witness my hand and official seal, this 7th day of July, **2026**:

Notary Public

My Commission Expires: _____

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires May 29, 2030

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 7th DAY OF July, **2026**:

Notary Public

My Commission Expires: _____

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires May 29, 2030

Certificate of Authenticity
for Electronically Filed Document

I, W. Aaron Forther, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/7/2026 (date of document).

Date: 7/7/2026

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 7th day of July, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 5/29/2030

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

202607080061543