Karen Johnson Davidson County
Batch # 1443578 DEEDQC
07/09/2026 09:52:45 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260709-0061982

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.

Bao Nguyen
Affiant

STACY NEISLER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Subscribed and sworn to before me on July 1, 2026.

NOTARY PUBLIC

My Commission Expires: 02/28/2027

Prepared By:
Stacy S. Neisler / The Law Office of Stacy S. Neisler PLLC
2011 Wall Street Spring Hill TN 37174 / (615) 302-3300

New Owner Address:
Bao Tri Nguyen and Khanh Thuy Nguyen as Trustees of The Bao and Khanh Nguyen Family Trust Dated July 1, 2026
522 Harding Place, Nashville, Tennessee 37211

Send Tax Bills To:
Bao Tri Nguyen and Khanh Thuy Nguyen as Trustees of The Bao and Khanh Nguyen Family Trust Dated July 1, 2026
522 Harding Place, Nashville, Tennessee 37211

NOW, THEREFORE, for and in consideration of the sum of One Dollar ($1.00), cash in hand paid, and other good and valuable consideration, **BAO NGUYEN AND WIFE, KHANH NGUYEN, the Grantors,** do hereby convey, remise, release and forever quitclaim unto **BAO TRI NGUYEN AND KHANH THUY NGUYEN AS TRUSTEES OF THE BAO AND KHANH NGUYEN FAMILY TRUST DATED JULY 1, 2026, the Grantees**, their successors and assigns, all of their right, title and interest in and to a certain tract of land in Davidson County, Tennessee described as follows:

> Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Hillsbrook Subdivision, Section 7, of record in Plat Book 3842, Page 249, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property and legal description conveyed to Bao Nguyen (married) by Quitclaim Deed dated December 9, 2025, of record under Deed Reference No. 20251210-0098207 in the Register's Office for Davidson County, Tennessee.
>
> **Khanh Nguyen is joining in the execution of this deed as the spouse of Bao Nguyen to convey any interest that she has in this property to the Grantees.**
>
> **Map & Parcel: 148 05 0 217.00**
>
> This property is improved property known as **3824 Faulkner Drive, Nashville, Tennessee 37211.**

This conveyance is made subject to all limitations, taxes, rights of way, bylaws, restrictions, encumbrances, covenants, easements, rights of way, and all other matters and agreements of record and set forth in the prior deed(s) of record for this property and as may affect the property. The legal description herein was taken from the prior deed of record. All information contained herein was provided to the preparer of this instrument by Grantor(s). A title examination was not performed or requested by either party.

WITNESS my hand on July 1, 2026.

Bao Nguyen
BAO NGUYEN

Khanh Nguyen
KHANH NGUYEN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, BAO NGUYEN, who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on July 1, 2026.

My commission expires:
02/28/2027

STACY NEISLER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, KHANH NGUYEN, who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on July 1, 2026.

My commission expires:
02/28/2027

STACY NEISLER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

NOTARY PUBLIC