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Karen Johnson Davidson County
Batch# 1445491 DEEDQC
07/13/2026 12:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260713-0062954

THIS INSTRUMENT PREPARED BY
Michael S. Goode
LEWIS THOMASON, P.C.
1201 Demonbreun St., Ste 1000
Nashville, Tennessee 37203
(615) 259-1366

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $10.00.

Affiant

Subscribed and sworn to before me this
13th day of July 2026.

Notary Public
My Commission Expires:_____

JENNIFER BRUSE-MARKWELL
TENNESSEE NOTARY PUBLIC
My Comm. Expires Jul 02, 2029
COUNTY OF DAVIDSON

[Do Not Stamp Over Text Below]

Address New Owner (s) as follows:	**Send Tax Bills To:**	**Map-Parcel Numbers**
Hung Ngoc Nguyen and Liem Thi Le, Trustees The Hung Ngoc Nguyen and Liem Thi Le Joint Revocable Trust 6601 Cabot Drive Nashville, TN 37209	Hung N. Nguyen and Liem T. Le 6601 Cabot Drive Nashville, TN 37209	055049-00017

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of TEN and NO/100 DOLLARS ($10.00), the receipt and sufficiency of which are hereby acknowledged, **Hung Ngoc Nguyen and wife, Liem Thi Le** (the "Grantors"), do hereby quitclaim and convey unto **Hung Ngoc Nguyen and Liem Thi Le, Trustees under The Hung Ngoc Nguyen and Liem Thi Le Joint Revocable Trust dated July 13, 2026**, (the "Grantee"), its heirs and assigns, all of Grantors' right, title, and interest in and to a certain tract or parcel of land in **Davidson County**, State of Tennessee, more particularly described as follows:

BEING Lot No. 137 on the Plan of Charlotte Park, Section 26, as of record in Book 3700, Page 91, Register's Office for Davidson County, Tennessee.

Said Lot No. 137 fronts 85 feet on the easterly side of Cabot Drive and runs back between parallel lines, 148.95 feet to Interstate I-40.

BEING the same property conveyed to Hung Ngoc Nguyen and wife, Liem Thi Le, by Warranty Deed from Leslie I. Duke and wife, Odessa Duke, dated July 20, 1995, and recorded on July 24, 1995, at as Instrument No. 933012 in Book 9738, Page 342-344, in the Register's Office of Davidson County, Tennessee.

Subject to restrictions of record in Book 4065, page 67 and Book 4142, Page 166, said Register's Office.

This conveyance is subject to any and all existing easements of record.

This is Improved property, known as **6601 Cabot Drive, Nashville TN 37209.**

This Trust ("The Hung Ngoc Nguyen and Liem Thi Le Joint Revocable Trust") is a revocable trust established pursuant to the laws of the State of Tennessee. This conveyance is to a trust established and qualified under T.C.A. § 35-15-510 ("Immunity from claims of separate creditors of trust property conveyed to trustee by husband and wife as tenants by the entirety.") The Trustees and Successor Trustees are granted all right, power, and authority pursuant to Section 3, Chapter 110 of the Tennessee General Assembly of 1963, Tenn. Code Ann. §35-50-110 (including any amendments thereto) and further have the full discretionary power to purchase, sell, convey, alter, repair, improve, partition and mortgage or otherwise encumber any real estate, and to make and execute any leases thereon for any period, however long, and beyond the term of any trust, and to execute and deliver any deeds, conveyances, mortgages, deeds of trust, transfers and assignments, without the approval of any court, joinder of any beneficiary, and without disclosing any beneficiary of any trust.

In addition, the trust specifically provides that no person dealing with the Trustee in the capacity of purchaser, seller, acquirer, lender, tenant, lessor, lessee, contractant, or otherwise shall be bound to inquire into the capacity to act on the part of the Trustees, or into the authority for, or the propriety of, any act thereof, or to see to the application or disposition of any money, or other property, paid, delivered or loaned to the Trustees. This trust contains spendthrift provisions.

This transfer of real property is a transfer of residential property within the exemptions from any due on sale clause as provided in 12 USCA § 1701j-3 (d). This transfer is not a violation of any such due on sale clause contained in any lien affecting the real property.

This is a transfer to a revocable living trust. No actual monetary consideration is given by the Grantee, and this conveyance is exempt from recordation tax under Tenn. Code Ann. § 67-4-409(A)(1)(C)(vi).

THIS QUITCLAIM DEED WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES AND NO TITLE EXAMINATION OR RESEARCH WAS CONDUCTED BY THE PREPARER. THE PREPARER HAS ACTED AS SCRIVENER ONLY. THE PARTIES HERETO RELEASE MICHAEL S. GOODE AND LEWIS THOMASON, P.C. FROM ANY AND ALL LIABILITY ARISING AS A RESULT OF ANY DEFICIENCIES, ERRORS, OR INACCURACIES EXISTING IN SAID QUITCLAIM DEED, AND SHALL HOLD HARMLESS AND INDEMNIFY MICHAEL S. GOODE AND LEWIS THOMASON, P.C. FROM ALL LIABILITY, CLAIMS, AND DAMAGES ARISING THEREFROM.

WITNESS OUR HANDS THIS 13th DAY OF JULY 2026.

Hung Ngoc Nguyen

Liem Thi Le

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Jennifer Bruse-Markwell, a Notary Public of said County and State, appeared **Hung Ngoc Nguyen** and **Liem Thi Le**, 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 and seal, at Office in Nashville, Tennessee, this 13th day of July 2026.

NOTARY PUBLIC
My Commission Expires: July 2 2029

JENNIFER BRUSE-MARKWELL
TENNESSEE NOTARY PUBLIC
My Comm. Expires Jul 02, 2029
COUNTY OF DAVIDSON

Certificate of Authenticity

I, **Michael S. Goode**, 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 **July 13, 2026**.

Affiant Signature

July 13, 2026
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me, this 13th day of July 2026.

Notary's Signature

My Commission Expires: July 2, 2029
Date

Notary's Seal (if on paper)

JENNIFER BRUSE-MARKWELL
TENNESSEE NOTARY PUBLIC
My Comm. Expires Jul 02, 2029
COUNTY OF DAVIDSON