Karen Johnson
Batch # 1445646
07/14/2026 08:17:02 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260714-0063108

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.

Hoang Nguyen by
Affiant

Subscribed and sworn to before me on this 8 day of July, 2026.

Notary Public
My Commission Expires: 3/6/29

NICHOLAS PERENICH, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Nick Perenich, Attorney
169 Belle Forest Circle., Ste A
Nashville, TN 37221

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers:
Hoang Nguyen and Mydung T. Nguyen, Trustees 7173 Somerset Farms Dr. Nashville, TN 37221	Same as current	141 07 0B 144.00

QUITCLAIM DEED

For and in consideration of the sum of TEN DOLLARS ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Hoang Nguyen and Mydung Thi Nguyen hereinafter called the Grantor(s), has bargained and sold, and by these presents does remise, release, and quitclaim unto Hoang Nguyen and Mydung T. Nguyen, Co-Trustees of The Hoang and Mydung Nguyen Revocable Living Trust, dated JULY 8, 2026, hereinafter called the Grantee(s), Grantee(s)' successors and assigns, all Grantor(s)' right, title and interest in a certain parcel of land in Davidson County, Tennessee. The parcel of land is described as follows:

LAND in Davidson County, Tennessee, being Lot No. 143 on the Plan of Somerset Farms, Section 4, Phase 3, a PUD, as of record in Book 9700, Page 460, 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 Hoang Nguyen and Mydung Thi Nguyen by deed from Somerset Farms, A Tennessee Joint Venture of record in Book 11184, Page 857 Register's Office for Davidson County, Tennessee.

This is improved property known as 7173 Somerset Farms Dr., Nashville, TN 37221

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 8 day of July, 2026.

Hoang Nguyen

Mydung Thi Nguyen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Hoang Nguyen and Mydung Thi Nguyen with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that s/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8 day of July, 2026.

Notary Public

NICHOLAS PERENICH, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/6/29

This deed was prepared from information provided by the parties. No title search or survey was completed