Karen Johnson
Batch # 1451427
07/24/2026 09:30:40 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260724-0067533

This Instrument Prepared By and Return To:
The Closing Company Title & Escrow, LLC
8005 Church St. E, Ste 219
Brentwood, TN 37027

Address New Owners:	Send Tax Bills To:	Map & Parcel Numbers:
Le D. Nguyen 2005 Sherbrooke Lane Nashville, TN 37211	Same as Owner	180040A0308.00CO

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we **Le D. Nguyen and Trang T. Tran, husband and wife,** do hereby quitclaim and by these presents do transfer and convey all of their right, title and interest unto **Le D. Nguyen and wife, Trang T. Tran and Ethan Duy Nguyen, unmarried, as tenants in common with right of survivorship,** their heirs and/or assigns, in and to the following tracts of land in Davidson County, Tennessee, described as follow, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 162 on the Plan of Section One, Highland Creek of record in Plat Book 9700, page 959 and 960, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Le D. Nguyen and husband, Trang T. Tran by Quitclaim Deed from Le D. Nguyen and Trnag T. Tran, dated July 23, 2010, recorded August 5, 2010, Register's Office for Davidson County, Tennessee.

There are two purposes of this Quitclaim Deed 1) To correct the vesting label as Le D. Nguyen is the husband and Trang T. Tran is the wife and 2) To add their son to the property.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises. This instrument was prepared based on information provided by the parties, no title search or legal advice has been given in the preparation of this document.

IN WITNESS WHEREOF, I have hereunto set my hand on this 23rd day of July 2026.

Le D. Nguyen

Trang T. Tran

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 Le D. Nguyen, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 23rd day of July 2026.

Pam McBroom
Notary Public

My Commission Expires: 5/12/30

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 Trang T. Tran, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 23rd day of July 2026.

Pam McBroom
Notary Public

My Commission Expires: 5/12/30

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Hailey
Affiant

Subscribed and sworn to before me, this 23rd day of July 2026.

Pam McBroom
Notary Public

My Commission Expires: 5/12/30

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY