Karen Johnson Davidson County
Batch# 1452709 DEEDWARR
07/30/2026 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20260730-0070217

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, Suite #130
Hendersonville, TN 37075
File Number: 9-9721-TM

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of July, 2026.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 1/22/30

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Uyen Vu Brooks 557 Cathy Jo Circle Nashville, TN 37211	Fairway Independent Mortgage Corporation 4201 Marsh Lane Carrollton, TX 75007	133 08 0 150.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Phuong K. Nguyen and Long D. Nguyen, wife and husband** (individually and/or collectively, "Grantor"), transfer and convey unto **Uyen Vu Brooks, a single person** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of PHASE I, VALLEY VIEW TERRACE of record in Plat Book 5200, Page 77, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Phuong K. Nguyen and Long D. Nguyen, wife and husband, by Quitclaim Deed from Thanh Nguyen, a married man, Loan Nguyen, an unmarried woman, and Kelly Nguyen, an unmarried woman, of record in Instrument No. 20170310-0023643, in the Register's Office of Davidson County, Tennessee, dated March 3, 2017 and recorded on March 10, 2017.

Being the same property conveyed to Thanh Nguyen, a married man; and Loan Nguyen, an unmarried woman; and Kelly Nguyen, an unmarried woman; and Phuong Nguyen, an unmarried woman, all as tenants in common with right of survivorship, by Quitclaim Deed from Thanh Nguyen and wife, Lan Thi Van, of record in Instrument No. 20121205-0111695, in the Register's Office of Davidson County, Tennessee, dated November 28, 2012 and recorded on December 5, 2012.

Being the same property conveyed to Thanh Nguyen and wife, Lan Thi Van, by Warranty Deed from Dong Phan Kieu and wife, Tran Nhu Luc, of record in Instrument No. 20040326-0034380, in the Register's Office of Davidson County, Tennessee, dated March 24, 2004 and recorded on March 26, 2004.

This is improved property located at: **557 Cathy Jo Circle, Nashville, TN 37211**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of July, 2026

GRANTOR:

Phuong K. Nguyen

Long D. Nguyen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Phuong K. Nguyen and Long D. Nguyen, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

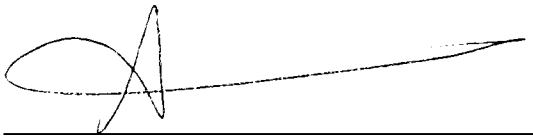
WITNESS my hand and seal at office this 29th day of July, 2026.

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/02/2030
WILLIAMSON COUNTY

Cory Schuyler
Notary Public
My Commission expires: 2.2.2030

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 29, 2026**.



Affiant Signature — **07/29/2026** Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **July 29, 2026**.

Notary's Signature

My Commission Expires: 4-21-30



Notary's Seal