Karen Johnson Davidson County
Batch# 1456010 DEEDQC
08/05/2026 04:04:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260805-0072257

Prepared by: Wessley S. Inscoe, Attorney, 1503 16th Ave. S., Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Toan Le Vo and Bao Vo

TO:

Be T. Le

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY executed by **Toan Le Vo, a married man, and Bao Vo, a married woman** ("Grantors"), to **Be T. Le, an unmarried woman** ("Grantee"),

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Grantors do hereby quitclaim and convey unto Grantee, all of Grantors' right, title, and collective two-thirds (2/3) interest** in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> BEING Lot No. 92, as shown on the map entitled Charlotte Park, Section 26, of record in Plat Book 3700, Page 91, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> BEING the Grantors' collective two-thirds (2/3) interest in the same property now owned by Be T. Le, as to an undivided one-third (1/3) interest, Toan Le Vo, as to an undivided one-third (1/3) interest, and Bao Vo, as to an undivided one-third (1/3) interest, as evidenced by a certain Affidavit of Heirship executed by Bang Lam and Nancy Le, recorded on July 27, 2026, as Instrument No. 20260727-0068100, in the Register's Office for Davidson County, Tennessee.
>
> FURTHER being the same property conveyed to Toan N. Vo, married, by Warranty Deed from Oanh Van Tran and Trang Le, husband and wife, dated August 10, 2012, and recorded on August 20, 2012, as Instrument No. 20120820-0074504, in the Register's Office for Davidson County, Tennessee.

This legal description was taken from the previous deed of record.

This conveyance and the concerned real estate are subject to the following: (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) all other matters and restrictions of public

record.

For purposes of this instrument, words used in the singular shall include the plural and vice versa, as the context may require. Words of any gender shall be deemed to include all genders, and references to a person shall include individuals, corporations, partnerships, limited liability companies, and other legal entities.

This is real property known as: **6645 Beacon Lane, Nashville, TN 37029**.

The subject property is not and has never been a marital residence of either of the Grantors.

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty on this 4 day of August, 2026.

Toan Le Vo
Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Toan Le Vo**, named within, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 4th day of August, 2026.

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 11.5.29

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty on this 4th day of August, 2026.

Bao Vo
Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Bao Vo**, named within, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 4 day of August, 2026.

ARIEL JOAQUIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-02-2029

Notary Public

My Commission Expires: 7.2.29

OATH OF CONSIDERATION

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $0.00.

Subscribed and sworn to before
me, this 4th day of August, 2026.

Notary Public
My Commission Expires: 7.2.29

Affiant

ARIEL JOAQUIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-02-2029

Property Owner(s) Name and Mailing Address	Person/Entity Responsible for Payment of Property Taxes	Property Address and Map/Parcel No.
Be T. LE 6645 Beacon Lane Nashville, TN 37209	Same/Owner	6645 Beacon Lane Nashville, TN 37209 102-07-0-050.00

Certificate of Authenticity

I, Jessica Lehmkuhler, 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 August 4th, 2026.

Affiant Signature

8/4/2026
Date

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this
4 day of August, 2026.

Notary's Signature
My Commission Expires: 7.2.29

ARIEL JOAQUIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2029