This Instrument Prepared from Information Furnished by the Parties by:
Stevens Law, PLLC, 511 Enon Springs Road East, Smyrna, Tennessee 37167

Parcel ID: 12009010100

SEND TAX BILLS TO:

NEW OWNER

NAME AND ADDRESS OF NEW OWNER:

Trustee of The Lien Kim Thi Ngo Revocable Living Trust
754 Winthorne Drive
Nashville, TN 37217

Karen Johnson
Batch # 1456380
08/07/2026 08:43:52 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260807-0072733

STATE OF TENNESSEE)
ss.:
COUNTY OF RUTHERFORD)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, I, the undersigned, **Lien Kim Thi Ngo**, also known as **Kim Lien Thi Ngo**, an unmarried woman, hereby quitclaim unto the **Trustee of The Lien Kim Thi Ngo Revocable Living Trust**, its heirs and assigns forever, all of my right, title and interest in and to that certain tract or parcel of real estate situated in Davidson County, State of Tennessee, and being further described as follows, to-wit:

Being Lot No. 5A65 on the Plan of Glengarry Park, Section 5A, as shown on plat of record in Book 3300, Page 58, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description.

Being the same property conveyed to Kim Lien Thi Ngo by quitclaim deed dated June 10, 2010 and appearing of record as Instrument No. 20100614-0046008, Register's Office for Davidson County, Tennessee.

This is improved property known as 1415 Winthorne Drive, Nashville, TN 37217.

This conveyance is subject to any restrictions, covenants or easements of record; all matters the above-referenced plat and/or deed of derivation; any zoning regulations of the appropriate governing body; and any other matters of record that a full title search might reveal.

This deed was prepared without the benefit of a title search by Stevens Law, PLLC and was based on the prior deed in the chain of title. The preparer makes no warranties or

guarantees about the title.

IN WITNESS WHEREOF, I have hereunto set my signature on this 4 day of August, 2026.

LIEN KIM THI NGO

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named **Lien Kim Thi Ngo**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing (QUITCLAIM DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at my office in Smyrna, Tennessee on this 4th day of August, 2026.

NOTARY PUBLIC

My Commission expires: 12.02.2028

SUZANNE CORNWELL STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD

AFFIDAVIT OF CONSIDERATION

I hereby swear or affirm that the actual consideration given for this transfer is -0- and that it is exempt from recordation tax under Tennessee Code Annotated § 67-4-409(a)(1)(C)(vi) in that the transfer is a conveyance to a self-settled revocable living trust.

AFFIANT

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

NOTARY PUBLIC

My Commission expires: 12.02.2028

SUZANNE CORNWELL STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD