AFTER RECORDING RETURN TO:
Coast-To-Coast Title and Escrow Services, LLC
10863 Park Blvd Ste 10
Seminole, FL 33772
File No. 26-124619-TN-R

Karen Johnson Davidson County
Batch# 1459454 DEEDQC
08/13/2026 02:42:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20260813-0075700

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 176 06 0A 211.00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 4th day of Aug., 2026, by and between **Kap Lian Thang, a married man, joined in execution by his spouse, Van Nem Sang,** residing at 7809 Darius Circle, Nashville, TN 37013, and **Za Uk Thian, a married man, joined in execution by his spouse, Cecilia Thian Nun,** residing at 300 Bakertown Rd #23B, Antioch, TN 37013 hereinafter referred to as Grantor(s) and **Kap Lian Thang and Van Nem Sang, husband and wife as joint tenants with rights of survivorship,** residing at 7809 Darius Circle, Nashville, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 7809 Darius Circle, Nashville, TN 37013

Being the same property conveyed to the Grantor(s) in a Deed recorded on 04/27/2023 under 20230427-0031140 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Za Uk Thian

Cecilia Thian Nun

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Za Uk Thian** and **Cecilia Thian Nun** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

Karen R Campbell
Notary Public

My Commission expires: May 8, 2029

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2029

No title exam performed by the preparer. Legal description and party's names provided by the party.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Kap Lian Thang

Van Nem Sang

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Kap Lian Thang** and **Van Nem Sang** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission expires: May 8, 2029

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2029

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being all Lot No. 211 on the Plan of Final Subdivision Plat, Heritage Landing-Phase 3 of Instrument Number 202202150017446, 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 D.R. Horton, Inc., a Delaware corporation by Special Warranty bed from Jenkins Nashville ACS, LLC, a Tennessee limited liability company of record in Instrument No. 20210115-0007076 Register's Office for Davidson County, Tennessee, dated January 5, 2021 and recorded on January 15, 2021.

Tax ID No.: 176 06 0A 211.00

Property commonly known as: 7809 Darius Circle, Nashville, TN 37013

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Jill Kelsey

STATE OF Florida
COUNTY OF Pinellas

Subscribed and sworn to before me this 11 day of August, 2026.

Notary Public
My Commission Expires: January 21, 2030

JO ANN STEWART
Commission # HH 736809
Expires January 21, 2030

Name and address for person(s) responsible for taxes:

Kap Lian Thang and Van Nem Sang
7809 Darius Circle
Nashville, TN 37013

Name and address of property owner:

Kap Lian Thang and Van Nem Sang
7809 Darius Circle
Nashville, TN 37013

Tennessee Certification of Electronic Document

I, Jill Kelsey, 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 8/4/2026 (date of document).

Jill Kelsey
Affiant Signature

8/4/2026
Date

State of FL

County of Pinellas

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

Notary's Signature

MY COMMISSION EXPIRES: 1/30/30

NOTARY'S SEAL

