Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

FROM: Elvis Q. Vu A.K.A. Elvis Que Vu Now Known As Ken Nguyen

TO : Ken Nguyen

QUITCLAIM DEED

Address of New Owner:
Ken Nguyen
1246 Wheatley Forest Dr.
Brentwood TN 37027

Send Tax Bills To:
OWNER

Map & Parcel:
133-070-298.00

THIS INSTRUMENT WAS PREPARED BY

Advantage Title and Escrow
1321 Murfreesboro Pike, Ste. 823

Nashville, TN 37217

Prepared from information furnished by the parties

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever greater, for this transaction is
$ -0-

Affiant
Subscribed and sworn to before me this the 21 day of August 2026

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
Commission Expires: 7-14-30

I, Elvis Q. Vu A.K.A. Elvis Que Vu Now Known As Ken Nguyen, do hereby quitclaim to Ken Nguyen, HIS heirs and assigns all my rights, title and interest in the following land located in Davidson County, Tennessee described as follows: To-Wit:

Land in Davidson County, Tennessee, being Lot No. 7-B of the Zone Lot Division of Lots Nos. 6, 7 and 10 through 20, Phase One, on the Plan of Valley View Terrace, of record in Plat Book 5200, page 531, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Elvis Q. Vu , by deed of record in Instrument No. 200308060111821, Register's Office for Davidson County, Tennessee. Elvis Q. Vu A.K.A. Elvis Que Vu changed his name to Ken Nguyen. A Petition for Name Change filed in the Chancery Court for Davidson County, Tennessee (See ATTACHED Exhibit A). Elvis Q. Vu A.K.A. Elvis Que Vu Now Known As Ken Nguyen

This is improved property (X) known as 427 Cathy Jo Circle, Nashville, TN 37211

Witness our hand(s) this the 21 day of August, 2026.

Ken Nguyen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 21 day of August 2026, personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ken Nguyen 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 21 day of August 2026.

Notary Public
Commission Expires: 7-14-30

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson
Batch # 1462883
08/24/2026 10:32:32 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
1 pg
20260824-0078335