Karen Johnson Davidson County
Batch# 1463096 DEEDQC
08/25/2026 11:12:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260825-0078628

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based upon information provided by the parties. No independent title examination was conducted. The preparer makes no representation as to the status of the title or the accuracy of the description.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $0.00.

Katie Koschlman
AFFIANT

Subscribed and sworn to before me, this 19 day of August 2026.

Maria Guillen
NOTARY PUBLIC
My Commission Expires: 01/22/2030

MARIA GUILLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 22, 2030

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Susan Sakura Buck 2508 Devon Valley Drive Nashville, Tennessee 37221	New Owner	142160D02800CO

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **NGUYEN THI QUYNH VAN** ("Grantor") does hereby quitclaim, transfer and convey unto **SUSAN SAKURA BUCK** ("Grantee"), her successors and assigns, all of Grantor's right, title and interest in certain improved real property located in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being Lot No. 76 on the Plan of Devon Valley, Phase 1, a Planned Unit Development, of record in Plat Book 7900, page 458, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Susan Sakura Buck and Nguyen Thi Quynh Van by Executor's Deed from Susan Sakura Buck, Executrix of the Estate of Nhu T. Sakura, of record in Instrument No. 20260817-0076320, Register's Office for Davidson County, Tennessee.

Said property has never been the residence of the Grantor. Further, said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the

premises.

This is **improved** property known as: **2508 Devon Valley Drive, Nashville, TN 37221.**

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 25 JUN 2026 day of 2026.

NGUYEN THI QUYNH VAN

STATE OF U.S. Consulate General Ho Chi Minh City)
COUNTY OF Socialist Republic of Vietnam)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **NGUYEN THI QUYNH VAN**, the within named Grantor, with whom I am personally acquainted (or proved to me based on satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this ___ day of 25 JUN 2026 2026.

Notary Public
My Commission Expires: MONICA PERALES COLLINGTON INDEFINITE
Notarizing Officer
U.S. Consulate General
Ho Chi Minh City, Vietnam

Certificate of Authenticity

I, Adam Barber, 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 08/19/2026.

Date

Affiant Signature

08/19/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of August, 20 26.

Notary's Signature

My Commission Expires: 10-4-2027
Date

Notary's Seal (if on paper)

