This Instrument Prepared By:
Access Title & Escrow, Inc
300 S Jackson Street
Tullahoma, TN 37388

Send Tax Bills to Property Owner:
Thanh Nhon Nguyen And Thu Cuc Thi Cao
1100 Smithville Highway
McMinnville, TN 37110

Karen Johnson Davidson County
Batch# 1467555 DEEDQC
09/02/2026 04:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260902-0081496

QUITCLAIM DEED

Map & Parcel No: 141-07-0B-110-00

We, the undersigned, **THANH TREVOR NGUYEN AND THU THI CUC CAO, HUSBAND AND WIFE, AND ERIC CAO NGUYEN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, do hereby quitclaim unto **THANH NHON NGUYEN AND THU CUC THI CAO, HUSBAND AND WIFE**, their heris and assigns, all our rights, title, and interest in and to the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land lying and being in Davidson County, Tennessee, being bounded and described as follows:

Being Lot No. 129 on the Plan of Somerset Farms Section 4 Phase 1 of record in Book 9700, page 157, Register's Office for said County. Said Lot No. 129 fronts 58.00 feet on the westerly margin of Somerset Farms Drive and extends back between parallel lines 100.00 feet to a dead line in the rear.

Subject to Matters as shown on plat of record in Plat Book 9700, page 157, Plat Book 6900, page 421, and Plat Book 9700, page 142; to Easements of record in Book 7349, page 564 and Book 3314, page 23; to Restrictive Covenants of record in Book 8556, page 11, Book 9383, page 526, Book 9662, page 869, Book 10190, page 182, Book 10410, page 89, and Book 11433, page 936; to HOA Charter of record in Book 7382, page 225, Book 8235, page 521, and Book 8584, page 20; to Open Space Deed of record in Book 9101, page 667; and By-Laws of record in Book 8556, page 25, Register's Office of Davidson County, Tennessee.

Being the same property conveyed by deed of record in Instrument No. 20251013-0081336, said Register's Office.

This is improved (X) or unimproved ( ) property, known as:
7132 Somerset Farms Drive Nashville, TN 37221

IN WITNESS WHEREOF, Grantors has caused this Deed to be executed on the 1st day of ~~July~~ August, 2026.

Thanh Trevor Nguyen

Thu Cuc Thi Cao

Eric Cao Nguyen

STATE OF TENNESSEE
COUNTY OF W.C

Personally appeared before me, a Notary Public in and for said county and state, the within named Thanh Trevor Nguyen, Thu Cuc Thi Cao, and Eric Cao Nguyen the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

TERESA HASTON WANAMAKER
STATE OF TENNESSEE NOTARY PUBLIC
WARREN COUNTY

Witness my hand this 1st day of ~~July~~ August, 2026.

Notary Public
My commission expires: 4-10-29

AFFIDAVIT OF VALUE

The actual consideration or value, whichever is greater, for this transfer is $~~0.00~~ **XXXXX EXEMPT Tenn. Code Ann. § 67-4-409(a)(3)(B).**

Affiant

STATE OF TENNESSEE
COUNTY OF W.C

Subscribed and sworn to before me this 1 day of ~~July~~ August, 2026.

DONNA J. GROSS
STATE OF TENNESSEE NOTARY PUBLIC
WARREN COUNTY
My Commission Expires 1-30-27

Notary Public
My commission expires: 1-30-27

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **Jared M Hood,** do hereby make oath that I am 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 1, 2026.

August 28, 2026
Date

Affiant

STATE OF TENNESSEE
COUNTY OF COFFEE

Sworn to and subscribed before me this 28th day of August, 2026.

Notary Signature
My Commission Expires:

