Karen Johnson Davidson County
Batch # 1468652 DEEDQC
09/04/2026 08:43:25 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260904-0082230

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.

Loc Nguyen
Affiant

STACY NEISLER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Subscribed and sworn to before me on August 31, 2026.

NOTARY PUBLIC My Commission Expires: 02/28/2027

Prepared By:
Stacy S. Neisler / The Law Office of Stacy S. Neisler PLLC
2011 Wall Street Spring Hill TN 37174 / (615) 302-3300

New Owner Address:
Loc Nguyen and Loi Thi Nguyen as Trustees of The Loc and Loi Nguyen Family Trust Dated August 31, 2026
512 Harding Place
Nashville, Tennessee 37211

Send Tax Bills To:
Loc Nguyen and Loi Thi Nguyen as Trustees of The Loc and Loi Nguyen Family Trust Dated August 31, 2026
512 Harding Place
Nashville, Tennessee 37211

NOW, THEREFORE, for and in consideration of the sum of One Dollar ($1.00), cash in hand paid, and other good and valuable consideration, **LOC NGUYEN AND LOI T. NGUYEN, HUSBAND AND WIFE, the Grantors,** do hereby convey, remise, release and forever quitclaim unto **LOC NGUYEN AND LOI THI NGUYEN AS TRUSTEES OF THE LOC AND LOI NGUYEN FAMILY TRUST DATED AUGUST 31, 2026, the Grantees,** their successors and assigns, all of their right, title and interest in and to a certain tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 114 on the Plan of Phase One Highlands of Brentwood (formerly Brentwood Highlands), of record in Plat Book 9700, page 857, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description thereof.

Being the same property and legal description conveyed to Loc Nguyen and wife, Loi T. Nguyen, by Warranty Deed dated January 31, 2007, of record as Deed Reference No. 20070205-0014472 in the Register's Office for Davidson County, Tennessee.

Map & Parcel: 172 04 0A 030.00

This property is improved property known as **1412 Timber Ridge Circle, Nashville, Tennessee 37212.**

The legal description herein was taken from the prior deed of record.

This conveyance is made subject to all limitations, taxes, rights of way, bylaws, restrictions, encumbrances, covenants, easements, rights of way, and all other matters and agreements of record and set forth in the prior deed(s) of record for this property and as may affect the property. The legal description herein was taken from the prior deed of record. All information contained herein was provided to the preparer of this instrument by Grantor(s). A title examination was not performed or requested by either party.

WITNESS my hand on August 31, 2026.

LOC NGUYEN

LOI T. NGUYEN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, LOC NGUYEN, who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on August 31, 2026.

My commission expires:
02/28/2027

STACY NEISLER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, LOI T. NGUYEN, who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on August 31, 2026.

My commission expires:
02/28/2027

STACY NEISLER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

NOTARY PUBLIC