Information was provided from parties involved. No search of public records was performed.

THIS INSTRUMENT PREPARED BY:
Blue Note Title, LLC
6700 Tower Circle, Suite 330
Franklin, TN 37067

Address New Owner(s)
Diane Tran
3212 Hidden Creek
Antioch, TN 37013

Send Tax Bills To:
Diane Tran
3212 Hidden Creek
Antioch, TN 37013

Map & Parcel No.:
182-01-0-A-071.00 CO

Karen Johnson Davidson County
Batch# 1471525 DEEDQC
09/10/2026 12:05:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260910-0084085

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Mai Le, unmarried** ("Grantor") hereby quitclaim and convey unto **Diane Tran, unmarried** ("Grantee"), her heirs and assigns, all of my right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Being all of Lot No. 71, Phase One, Section Two, Sunset Hills, of record in Plat Instrument No. 20071220-0146323, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Diane Tran, unmarried and Mai Le, unmarried, as Tenants in Common by Warranty Deed dated January 22, 2021, from Martin A. Spaulding, Register's Office for Davidson County, Tennessee.

This is improved property known as 3212 Hidden Creek Drive, Antioch, TN 37013.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 9 day of September, 2026.

Mai Le

STATE OF TENNESSEE
COUNTY OF Williamson

On this 9 day of September 2026, before me, the undersigned, personally appeared **Mai Le**, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

Linda M Smith My Commission Expires: 2/3/2030
NOTARY PUBLIC

LINDA M. SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration for this transfer is $-0-.

AFFIANT

Subscribed and sworn to before me, this 9 day of September, 2026.

Linda M Smith My Commission Expires: 2/2/2030
NOTARY PUBLIC

LINDA M. SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy **Maloney, 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 **9/9/2026** (date of document).

Affiant Signature
Date **9/9/2026**

State of Tennessee
County of Williamson

Sworn to and subscribed before me this **9** day of **September**, 20**26**.

Linda M Smith
Notary's Signature
MY COMMISSION EXPIRES: 2/2/2030

LINDA M. SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY