Karen Johnson
Batch # 1473970
09/16/2026 09:26:43 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20260916-0085938

TERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $-0-.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 15th DAY OF September, 2026.

NOTARY PUBLIC

My Commission expires: 5/12/30

"This Instrument prepared from information provided without the benefit of a Title Search"

FROM:
Loc Lam

TO:
I. Dyke Tatum, Trustee

FROM:
I. Dyke Tatum, Trustee

TO:
Loc Lam

THIS INSTRUMENT PREPARED BY

I. Dyke Tatum, Attorney-at-Law 30 Burton Hills Blvd., Ste 200, Nashville, TN 37215

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Loc Lam	**New Owner**	
		104023A00400CO
(Name)	(Name)	
846 Cannondale Court		
(ADDRESS)	(ADDRESS)	
San Marcos, CA 92078		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Quitclaim Deed

For and in Consideration of the sum of $10.00 cash in hand paid and for the express purpose of making a re-conveyance due to Phuoc Lam having died on April 24, 2026 and the Quitclaim Deed is being recorded for the purpose of vesting the property in the surviving tenant's name, I, **Loc Lam** by these presents do hereby quitclaim and convey unto **I. Dyke Tatum, Trustee**, his successors and assigns, the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being Unit No. 4 of the 3200 Long Boulevard Townhomes, a condominium as set forth in the Master Deed of record in Instrument No. 20050209-0015285, Register's Office for Davidson County, Tennessee, and as shown as part of Exhibit "E-1" of said Master deed, under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et. Seq.

Being the same property conveyed to Poonam Bery, married by deed dated August 22, 2008 from Deutsche Bank Trust Company Americas as Trustee of record in Instrument No. 20080903-0090155, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Poonam Bery, Pooja Bery and Kabir Bery, as tenants in common with the right of survivorship by deed dated July 20, 2017 from Poonam Bery, married of record in Instrument No. 20170802-0078914, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Poonam Bery, married, by Quitclaim Deed dated April 14, 2022 from Pooja Bery and Kabir Bery of record in Instrument No. 20220429-0050016, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Loc Lam and Phuoc Lam, as joint tenants by Warranty Deed dated April 21, 2022 from Poonam Bery of record in Instrument No. 20220429-0050018, Register's Office for Davidson County, Tennessee by virtue of a Specific Power of Attorney dated April 14, 2022 of record in Instrument No. 20220429-050017, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property known as 3200 Long Blvd., Apartment 4, Nashville, TN 37203

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

And now, I, I. Dyke Tatum, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby Quitclaim and convey unto Loc Lam heirs and assigns the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WEREOF, we have hereunto set our hands this 9 day of September, 2026.

Loc Lam

STATE OF CALIFORNIA }
COUNTY OF _____}

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Loc Lam**, the bargainors, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that **he** executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of **September, 2026.**

My Commission expires:

_____ _____

PLEASE SEE ATTACHED CALIFORNIA NOTARY CERTIFICATE

IN WITNESS WEREOF, we have hereunto set our hands this 15th day of September, 2026.

I. Dyke Tatum, Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **I. Dyke Tatum, Trustee**, the bargainor, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that **he** executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 15th day of **September, 2026.**

My Commission expires:
5/12/30

Theresa L. Smith Notary Public



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego)

On September 9, 2026 before me, Patricia Rosales, Notary Public
(insert name and title of the officer)

personally appeared Loc Lam,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

PATRICIA ROSALES
Notary Public - California
San Diego County
Commission # 2525108
My Comm. Expires Jul 8, 2029

Signature Patricia Rosales (Seal)

OPTIONAL DETAILS

The following details, while not required by law, are intended to provide useful information and reduce the risk of fraud.

Details concerning the attached document
Title or description of document: Quitclaim Deed
Document date: _____ Pages (including this certificate): _____