QUITCLAIM DEED

Karen Johnson
Batch # 1481138
10/07/2026 10:51:54 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20261007-0092162

This Instrument Prepared By:
Name: **Phuc Van Nguyen**
Address: **6119 Nashua Avenue, Nashville, TN 37209**

After Recording, Return To:
Name: **Phuc Van Nguyen**
Address: **6119 Nashua Avenue, Nashville, TN 37209**

Send Tax Bills To:
Name: **Phuc Van Nguyen**
Address: **6119 Nashua Avenue, Nashville, TN 37209**

Property Map and Parcel ID:
Map: **91-05** | Parcel: **213**

THIS INDENTURE, made and entered into this 02 day of 10, 2026, by and between:

GRANTORS:

1. **Thanh Van Nguyen,** a divorced person
2. **Tho Van Nguyen** and wife, **No Thi Ngoc Le**
3. **Thien Van Nguyen** and wife, **Phuong Thi Bich Le**
4. **Phuc Van Nguyen**, a married person

GRANTEES:
Phuc Van Nguyen and **Nga Thi Phan**, husband and wife, as tenants by the entirety with the right of survivorship as recognized under Tennessee law.

WITNESSETH:
That the Grantors, for and in consideration of the sum of **Ten Dollars ($10.00)** and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, do hereby bargain, sell, remise, release, and forever quitclaim unto the Grantees, as tenants by the entirety, all of the Grantors' right, title, interest, and claim in

and to the following described real estate, located in the **County of Davidson, State of Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Section 2, Mosswood Heights of record in Book 4175, page 155, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to the Grantors herein by Deed recorded in **Book 10490, Page 154**, in the Register's Office for Davidson County, Tennessee.

MARITAL AND HOMESTEAD RIGHTS WAIVER:

The spouses of the Grantors herein execute this instrument for the express purpose of waiving, releasing, and relinquishing any and all marital rights, homestead exemption rights, dower, curtesy, or statutory elective share interests they may have under Tennessee law in and to the above-described real property.

IN WITNESS WHEREOF, the Grantors executed this instrument the day and year first above written.

Thanh Van Nguyen, Grantor

DL # 085324829

State of Tennessee, County of Davidson

Subscribed and sworn to before me this 6th day of October, 2026, by Thanh Van Nguyen.

(Notary Public)

My Commission Expires: March 05, 2030

VAN C. VO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Tho Van Nguyen, Grantor

No Thi Ngoc Le, Spouse (Waiving Marital Rights)
DL # 084065498 DL # 106150109
State of Tennessee, County of Davidson
Subscribed and sworn to before me this 6th day of October, 2026, by
Tho Van Nguyen and No Thi Ngoc Le.

(Notary Public)

VAN C. VO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: March 05, 2030

Thien Van Nguyen, Grantor
DL # 085483129

Phuong Thi Bich Le, Spouse (Waiving Marital Rights)
DL # 102148627
State of Tennessee, County of Davidson
Subscribed and sworn to before me this 6th day of October, 2026, by
Thien Van Nguyen and Phuong Thi Bich Le.

(Notary Public)

VAN C. VO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: March 05, 2030

Phuc Van Nguyen, Grantor
DL # 084228231
State of Tennessee, County of Davidson
Subscribed and sworn to before me this 6th day of October, 2026, by Phuc Van Nguyen.

(Notary Public)

VAN C. VO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: March 05, 2030

OATH OF CONSIDERATION

State of Tennessee
County of Davidson

I, **Phuc Van Nguyen**, hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater, is **$0.00** (Zero Dollars), and that this conveyance is exempt from the Tennessee real estate transfer tax as a transfer between family ~~members~~/spouses for no monetary consideration.

Affiant:
Phuc Van Nguyen
DL # 084228231
Subscribed and sworn to before me this 6th day of October, 2026.

Notary Public
My Commission Expires: March 05, 2030

VAN C. VO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.