Karen Johnson Davidson County
Batch# 1483617 DEEDQC
10/13/2026 03:35:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20261013-0094145

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 23rd day of September, 2026. Notary Public My Commission Expires:

ALICE M. BOHANNON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-12-2030

Address of New Owner:	Send Tax Bills To:	Tax Parcel Numbers:
Lien Bui 407 Ashlawn Court Nashville, TN 37215	Bui Living Trust 17402 Breda Lane Huntington Beach, CA 92649	131-06-06-407-005

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Gene Phuoc Huu Bui and Lien Thuy Bui, Co-Trustees of the Bui Living Trust established June 13, 2006**, hereinafter called the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and

incorporated herein by reference to **Lien Bui**, with full power to sell, transfer, mortgage and convey said property, hereinafter called the Grantee, and the Grantee's heirs and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 23rd day of September, 2026.

Gene Phuoc Huu Bui, Trustee

Lien Thuy Bui, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gene Phuoc Huu Bui and Lien Thuy Bui, Trustees, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 23rd day of September, 2026.

My Commission Expires:

ALICE M. SHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-12-2030

Notary Public

EXHIBIT A
Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Unit No. 407 of Burton Hills, Village of Ashlawn, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Burton Hills, Village of Ashlawn of record in Book 7076, Page 696, as amended in Book 7308, Page 859, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in to said Master Deed.

Being the same property conveyed to Lien Thuy Bui and Gene Phuoc Huu Bui, as Co-Trustees of the Bui Living Trust established on June 13, 2006 by deed from Joe Henry Madison and Catherine Killebrew Madison, of record in Instrument No. 20221221-0131913, Register's Office for Davidson County, Tennessee.

1. Taxes and assessments for the year 2026 and subsequent years, which are not yet due and payable.

2. All matters appearing on the plan of Burton Hills, Village of Ashlawn of record in Book 7076 Page 696 as amended in Book 7308 Page 859 Register's Office for Davidson County, Tennessee.

3. Subject to the Master Deed, recorded in Book 7076, Page 696 and amended in Book 7308 Page 859 in the official records of the Davidson County Register of Deeds.

4. Subject to the Covenant, Condition, or Restriction, recorded in the official records of the Davidson County Register of Deeds of record in Book 6517, page 522, amended in Book 6911, page 120 and Book 6778, page 536, said Register's Office.

5. Charter of Burton Hills Village of Ashlawn Council, Inc., of record in Book 7154, page 239 and Charter of Burton Hills Homeowner's Association, of record in Book 6517, page 505 ad amended in Book 6921, page 216, said Register's Office.

6. Easement to Comcast of Nashville I, LLC of record in Instrument No. 20140902-0079895, said Register's Office.

Lien Bui and Lien Thuy Bui are one and the same person.

This is improved property known as 407 Ashlawn Court, Nashville, TN 37215.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 October 12, 2026.

10/12/26
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 13th day of October, 2026.

Lindsay Hamada
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

