Karen Johnson Davidson County
Batch# 1483619 DEEDQC
10/13/2026 03:37:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20261013-0094147

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--. Lien Bui 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:	Map-Parcel Numbers:
Lien Bui 2310 Elliott Avenue Unit 835 Nashville, TN 37204	Bui Living Trust 17402 Breda Lane Huntington Beach, CA 9264	105-14-0C-835.00 CO

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, **Lien Thuy Bui, Trustee of the Lien T. Bui Trust under 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.

Lien Thuy Bui

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 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.

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

My Commission Expires:

Notary Public

EXHIBIT A

Legal Description

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

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 835 as specified on the Plat shown in the Master Deed, on the Plan of The Park at Melrose Condominiums, a Horizontal Property Regime, created under Title 66, Section 27101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The Park at Melrose Condominiums, of record under Instrument No. 20070917-0110745, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of The Park at Melrose Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 200709170110745, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Lien T. Bui, as Trustees of the Lien T. Bui Trust under the Bui Living Trust established on September 15, 2014, by deed from Brendan Feeley and Sloane Elizabeth Feeley, husband and wife, of record in Instrument No. 20210903-0118689, Register's Office for Davidson County, Tennessee, also being the same property whereby a Scrivener's Affidavit was recorded under Instrument No. 20220210-0015617, to correct the date that the Trust was established as the Lien T. Bui, Trustee of the Lien T. Bui Trust under the Bui Living Trust dated June 13, 2006.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 105-14-0C-835.00 CO.

Master Deed of record as Instrument No. 20070917-0110745, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20070525-0062832, said Register's Office.

Memorandum of Lease to Web Service Company, Inc. of record in Book 10584, page 149, said Register's Office.

Cable Television Easement and Maintenance Agreement of record as Instrument No. 20000418-0038819, said Register's Office.
Stormwater Detention Agreement of record as Instrument No. 20060623-0075219, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewer and/or Stonn Drainage, Water Mains, Pumps and Appurtenances of record as Instrument Nos. 20060623-0075251, 20060809-0098054 and 20060809-0098082, said Register's Office.

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

This is improved property known as 2310 Elliott Avenue Unit 835, Nashville, Tennessee 37204.

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)

