Karen Johnson Davidson County
Batch# 1483622 DEEDQC
10/13/2026 03:42:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20261013-0094150

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 STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-12-2030

Address of New Owner:	Send Tax Bills To:	Tax Parcel Numbers:
Bryan Bui, Trustee 5000 Park Avenue #100 Nashville, TN 37209	Bui Living Trust 17402 Breda Lane Huntington Beach, CA 92649	091 15 0A 001.00

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. BOHANNON 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 100, together with the Garage B. and the appurtenant interest in the common elements of Park Avenue Condominium, a horizontal property regime established by Master Deed of record in Instrument No. 20010307-0021702, as amend in Instrument No. No. 20010404-0032731 and further amended in Instrument No. 20020808-0095964 and Instrument No. 20030205-0015857, Register's Office for Davidson County, Tennessee. The premises herein described is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof, and is subject to the By-Laws for the administration thereof of record in Instrument No. 20010307-0021703, said Register's Office.

Being the same property conveyed to Gene Phuoc Huu Bui and Lien Thuy Bui, as Co-Trustees of the Bui Living Trust established on June 13, 2006 by deed from Linda Buppert, unmarried, of record in Instrument No. 20230125-0005744, Register's Office for Davidson County, Tennessee.

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.

Taxes for the year 2026 and thereafter, not yet due any payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of T.C.A. 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed established Park Avenue Condominium of record in Instrument No. 20010307-0021702, as amended by instrument(s) of record in Instrument No. 20010404-0032731; Instrument No. 20020808-0095964 and Instrument of Correction recorded in Instrument No. 20030205-0015857; also subject to easements, rights and interests 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 building thereon.

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

This is improved property known as 5000 Park Avenue #100, Nashville, TN 37209.

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

