Karen Johnson Davidson County
Batch# 410979 DEEDQC
06/05/2020 11:47:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20200605-0058066

# QUITCLAIM DEED

ZITLALI MEJIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27 Day of May, 2020.

Notary Public

COMMISSION EXPIRES: 11/08/2021
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILL TO: | MAP-PARCEL NO(S).: |
|---|---|---|
| Hai Dinh | NEW OWNER(S) | 173-04-0A-281 |
| (Name)<br>5485 Oak Chase Drive<br>Antioch, TN 37013 | | |
| (Address) | | |

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, Thong Vo and Tung Le, husband and wife, and Lan Dinh and Hai Dinh, hereinafter referred to as Grantor(s), hereby quitclaim to Hai Dinh, hereinafter referred to as Grantee(s), all of his/her/their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

I and in Davidson County, Tennessee, being Lot 281, Phase 3, 1st Revision, Oak Highlands, as shown on plat of record in Instrument No. 20020122-0008284, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thong Vo and Tung Le, husband and wife, by Warranty Deed from Rudolph V. Loy and Sue E. Loy, husband and wife, dated October 1, 2014, recorded October 3, 2014, and recorded in Instrument No. 20141003-0091518, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Thong Vo and Tung Le, husband and wife, and Lan Dinh and Hai Dinh by Quitclaim Deed from Thong Vo and Tung Le, husband and wife, dated June 13, 2017 and recorded August 25, 2017 in Instrument No. 20170825-0087517, in said Register's Office for Davidson County, Tennessee.

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 5485 Oak Chase Drive, Antioch, TN 37013.

In the event of a discrepancy between the property address, tax parcel number and the legal description, the legal description shall control.

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

IN WITNESS WHEREOF, the said Thong Vo and Tung Le, husband and wife, and Lan Dinh and Hai Dinh, have hereunto set his/her/their signature, on this, the 23rd day of May, 2020.

Tung Le

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Tung Le, the bargainor, 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 official seal, this the 23rd of May, 2020.

Notary Public

My Commission Expires: 07/09/2022

(SEAL)

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Thong Vo

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Thong Vo, the bargainor, 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 official seal, this the 26 of May, 2020.

Notary Public

My Commission Expires: 11/08/2022

(SEAL)

ZITLALI MEJIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Hai Dinh

STATE OF TENNESSEE

COUNTY OF DAVIDSON

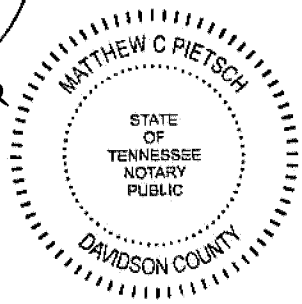
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Hai Dinh, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of May, 2020.

Notary Public

My Commission Expires: 07/09/2022

(SEAL)



IN WITNESS WHEREOF, the said Thong Vo and Tung Le, husband and wife, and Lan Dinh and Hai Dinh, have hereunto set his/her/their signature, on this, the ____ day of May, 2020.

**RAJAA ABOLHOSN**
***NOTARY PUBLIC***
**SAN DIEGO, CA**

Thong Vo

Tung Le

**Notarization Act of California State is attached**
05/22/2020

Lan Dinh 05-22-2020

Hai Dinh

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Thong Vo and Tung Le, husband and wife, the bargainor, 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 official seal, this the____ of May, 2020.

Notary Public

My Commission Expires:

(SEAL)

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT** **CIVIL CODE § 1189**

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 May 22, 2020 before me, Rajaa Abolhosn, Notary public,
*Date* *Here Insert Name and Title of the Officer*

personally appeared Lan Dinh
*Name(s) of Signer(s)*

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.

RAJAA ABOLHOSN
COMM. # 2299678
NOTARY PUBLIC • CALIFORNIA
SAN DIEGO COUNTY
Comm. Exp. AUG. 26, 2023

Signature Rajaa Abolhosn
*Signature of Notary Public*

*Place Notary Seal Above*

***OPTIONAL***

*Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**
Map - Parcel No. 173-04-0A-281
Title or Type of Document: Quitclaim Deed Document Date: 05/22/2020
Number of Pages: 3 Signer(s) Other Than Named Above: No other Signers.

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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**True Copy Certification**

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY