Karen Johnson Davidson County
Batch# 454029 DEEDQC
08/11/2020 10:23:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20200811-0089124

RECORDED AT THE REQUEST OF
CHICAGO TITLE COMPANY
5870001554

Return to:
Andrew Duy Do
2651 Avery Park Dr.
Nashville, TN 37211

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
BC LAW FIRM, P.A. Prepared By: 1803 S KANNER HWY, STUART, FL 34994
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ANDREW DUY DAO	ANDREW DUY DAO	173 09 0A 820.00CO
2651 AVERY PARK DR NASHVILLE, TN 37211	2651 AVERY PARK DR NASHVILLE, TN 37211	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **ANDREW DUY DAO AND SOPHIA DAO, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **ANDREW DUY DAO, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 622 ON THE PLAN OF SECOND REVISION TO LOTS 618 THROUGH 624 AND 777, PHASE EIGHT, LENOX VILLAGE OF RECORD IN PLAT AT INSTRUMENT NO. 20080508-0047738, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ANDREW DUY DAO AND SOPHIA DAO BY A DEED DATED 6/29/2018 AND RECORDED 7/03/2018, AS INSTRUMENT NO. 20180703-0064446, IN THE COUNTRY CLERK'S OFFICE OF DAVIDSON, STATE OF TENNESSEE.

Property known as, 2651 AVERY PARK DR, NASHVILLE, TN 37211

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 25 day of July, 20 20.

ANDREW DUY DAO

SOPHIA DAO

STATE OF ~~TENNESSEE~~ New York

COUNTY OF Nassau

Before me Colleen Drozd of the state and county mentioned, personally appeared ~~ANDREW DUY DAO AND~~ **SOPHIA DAO,** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

Notary Public

Printed Name: Colleen Drozd

My Commission Expires: 12/22/23

COLLEEN B DROZD
Notary Public - State of New York
NO. 01DR6103327
Qualified in Nassau County
My Commission Expires Dec 22, 2023

Witness my hand this 27th day of July, 2020.

ANDREW DUY DAO

SOPHIA DAO

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Karen R. Campbell of the state and county mentioned, personally appeared **ANDREW DUY DAO ~~AND SOPHIA DAO,~~** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained. KRC

(seal)

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Karen R. Campbell
Notary Public
Printed Name: Karen R. Campbell
My Commission Expires: Nov. 8, 2021

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.

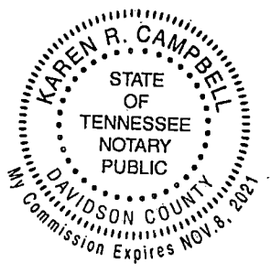
Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 27th day of July, 2020

Karen R. Campbell
Notary Public
My commission expires: Nov. 8, 2021



TENNESSEE NOTARIAL CERTIFICATE
(COPY CERTIFICATION OF ELECTRONIC DOCUMENT)

D. Dahlen
I, _____ [Name of Person making Certification], do hereby make oath that I am a licensed attorney and/or the 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.

State of California

County of Orange

Personally appeared before me _____ [Name of Notary], a notary public for this county and state, _____ [Name of Person making Certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

Seal (if on paper)

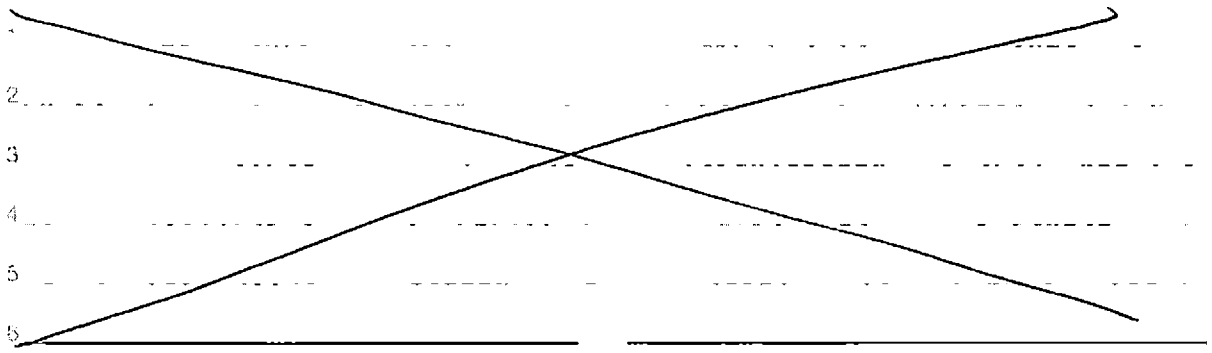
See Attached

My commission expires:_____

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CALIFORNIA JURAT WITH AFFIANT STATEMENT **GOVERNMENT CODE § 8202**

☒ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)



Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

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 Orange

Subscribed and sworn to (or affirmed) before me on this 7th day of August, 2020
Date *Month* *Year*
by
(1) Debbie Dahlen
(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

MARGIE M DUGAN
Notary Public - California
Orange County
Commission # 2206825
My Comm. Expires Aug 20, 2021

Signature _____
Signature of Notary Public

Seal
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
Title or Type of Document: Tennessee Notary Cert Document Date: 8-7-2020
Number of Pages: 1 Signer(s) Other Than Named Above: _____

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