This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive,
Building 200, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 473538 DEEDQC
09/10/2020 02:17:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200910-0103374

State of TN }
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

S Haddad
Affiant Signature

Subscribed and sworn to before me on this the 1 day of September, 2020

Notary Public

My Commission expires ____/____/____

CORTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

NAME AND ADDRESS OF PROPERTY OWNER:
Trung P. Cao, Thi P Hoang and Thi My Duyen Cao
316 Ocala Drive
Nashville, TN 37211

SEND TAX BILLS TO:
Trung P. Cao, Thi P Hoang and Thi My Duyen Cao
316 Ocala Drive
Nashville, TN 37211
MAP AND PARCEL NUMBER: 16205024500

QUITCLAIM DEED

20NT01819

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Trung P. Cao

By these presents do remise, release and **QUITCLAIM** unto

Trung P. Cao, Thi P Hoang and Thi My Duyen Cao, as tenants in common with rights of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 109 on the plan of Hickory Valley Subdivision, Section 3, of record in Plat Book 4460, Page 86, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Trung P. Cao, by Warranty Deed from Rialto Property Development, LLC, dated 05/25/2018 and recorded 05/30/2018 as document no. 20180530-0051282, Register's Office for Davidson County, TN.

This is an improved property commonly known as 316 Ocala Drive, 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 our hands this 1 day of Sept, 2020.

Trung P. Cao

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Trung P. Cao** the within named bargainer, 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 at office, this 1 day of Sept, 2020

Notary Public

My Commission expires: 7/9/22.

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Thi P Hoang

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Thi P Hoang** the within named bargainer, 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 at office, this 1 day of Sept., 2020.

Notary Public

My Commission expires: 7/5/22.

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Thi My Duyen Cao

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Thi My Duyen Cao** the within named bargainer, 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 at office, this 1 day of Sept 2020.

Notary Public

My Commission expires: 7/5/22.

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license 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.

Jill M Neely

Signature

State of Tennessee

County of Davidson

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

Christy Michelle Jones

Notary's Signature

My Commission Expires:

Notary's Seal (If on paper)

CHRISTY MICHELLE JONES
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 2-27-2024