Karen Johnson Davidson County
Batch# 571520 DEEDQC
02/09/2021 03:52:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210209-0018681

Prepared by and Return to:
Lakeside Title & Escrow, LLC
854 Wren Rd.
Goodlettsville, TN 37072

**The legal description has been furnished to the preparer by the Grantor, by third party, or has been obtained from the record title. The preparer assumes no liability as to the accuracy or content thereof. This deed was prepared without a title search. Therefore no representation is made by the preparer as to the status of the title to the property conveyed nor compliance with subdivision regulations. Preparer assumes no liability as to the state of title of the property, unless a separate title opinion is furnished to the Grantee, and then only to the extent of the state of title to the property as set forth in the title opinion.**

**FAILURE TO RECORD THIS DOCUMENT IMMEDIATELY AT THE APPROPRIATE REGISTER OF DEEDS OFFICE MAY SERIOUSLY JEOPARDIZE YOUR RIGHTS IN THE PROPERTY.**

# QUITCLAIM DEED

| Address New Owner: | Send Tax Bills To: | Map and Parcel: |
|---|---|---|
| Thong Duc Le | Thong Duc Le | 052 13 0B 278.00 |
| 1244 Alandee St | 1244 Alandee St | |
| Nashville, TN 37214 | Nashville, TN 37214 | |

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, **Thong Duc Le, unmarried, and Hoa Thi Le, unmarried, as joint tenants with rights of survivorship**, hereinafter referred to as the "GRANTOR" and **Thong Duc Le, unmarried**, hereinafter referred to as the "GRANTEE":

## WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledge, and other good and valuable consideration**, Thong Duc Le, unmarried, and Hoa Thi Le, unmarried, as joint tenants with rights of survivorship**, has this day quitclaimed unto **Thong Duc Le, unmarried**, any right, title and interest in and to certain real property located in Davidson County, being more particularly described as follows, to wit:

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot 24 on the Plan of River Glen, Phase 3, Section 2, of record in Instrument No. 20020917-0113232, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Thong D Le, unmarried, and Hoa Thi Le, unmarried, joint tenants with right of survivorship, by deed from Thong D. Le, unmarried, dated 10/26/2016 filed and recorded 11/01/2016 of record in Instrument No. 20161101-0115126, said Register's Office.

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

In Witness Whereof, the undersigned has hereunto set his hand on this the 22nd day of December , 2020.

Thong D. Le

Hoa Thi Le

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Thong D. Le ; Hoa Thi Le with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee this 23nd day of December, 2020.

Notary Public

Commission Expiration 09/20/2021

CHASITY PETTY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 20, 2021

State of TN
County of Davidson

The Actual Consideration of this transfer is $ 0

Affiant

Subscribed and sworn before me this 23nd day of December, 2020.

My commission expires: 09/20/2021

Notary public

CHASITY PETTY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 20, 2021

# True Copy Certification

I, **Jared Aller** 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

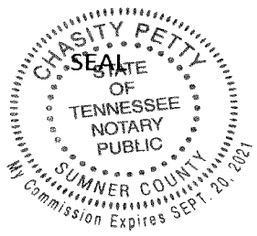
**Jared Aller**

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Chasity Petty** a notary public for this county and state, **Jared Aller** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Chasity Petty

**Chasity Petty**
My Commission Expires:




SEAL