Karen Johnson Davidson County
Batch# 584926 DEEDQC
03/04/2021 02:53:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20210304-0028649

THIS INSTRUMENT PREPARED BY:
National Signing Services, Inc.
25400 US Highway 19 North, Suite 135
Clearwater, Florida 33763
Matt Lucas

QUIT CLAIM DEED

Return To:
Vantage Point Title, Inc.
25400 US 19 North, Suite 135
Clearwater, FL 33763

New Owner(S) Address &
Mail Tax Statements To:
Viet H. Nguyen, Xuan-Mai T. Nguyen
and Suong T. Tran
2100 Skyglen Trace
Antioch, TN 37013

Property Tax ID#: 173 08 0A 098.00
File #: TN650644

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, **SUONG T. TRAN, an unmarried man AND XUAN-MAI T. NGUYEN, A/K/A XUAN MAI TRAN A/K/A XUAN MAI NGUYEN AND VIET H. NGUYEN, A/K/A VIET NGUYEN, husband and wife,** as Grantor, hereby convey all rights, titles and interests that I may have in to **SUONG T. TRAN, an unmarried man, and VIET H. NGUYEN AND XUAN-MAI T. NGUYEN, husband and wife as Joint Tenants with Right of Survivorship,** as Grantee, to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 173 08 0A 098.00

Property Address: 2100 Skyglen Trace, Antioch, TN 37013

Exempt Pursuant to T.C.A. Code 67-4-409(a4).

Witness our hands this the 4th day of December, 2020.

Suongthontran
SUONG T. TRAN

See attached
XUAN-MAI T. NGUYEN,
A/K/A XUAN MAI TRAN N/K/A XUAN MAI NGUYEN

See attached
VIET H. NGUYEN, A/K/A VIET NGUYEN

STATE OF Tennessee }

COUNTY OF Davidson }

Personally, appeared before me, the undersigned Notary Public in and for said County and State, the within, SUONG T. TRAN, an unmarried man ~~AND XUAN-MAI T. NGUYEN, A/K/A XUAN MAI TRAN N/K/A XUAN MAI NGUYEN AND VIET H. NGUYEN, A/K/A VIET NGUYEN,~~ the Grantor, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 4th day of December, 2020.

Please see attached

Kristin M. Kayal.
Notary Public
My Commission expires: September 2, 2024.

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $0.00.

KK

KRISTIN M. KAYAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me this the 4th day of December, 2020.

Kristin M. Kayal.
Notary
My Commission expires: September 2, 2024

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

JURAT

State of Tennessee
County of Davidson } ss.

Subscribed and sworn to (or affirmed) before me this 4th *Date* day of December *Month*, 2020 *Year*, by

Suong T. Tran
Name of Signer No. 1

Name of Signer No. 2 (if any)

Kristin M. Kayal
Signature of Notary Public

September 2, 2024
Any Other Required Information (Residence, Expiration Date, etc.)

KRISTIN M. KAYAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Place Notary Seal/Stamp Above

OPTIONAL

This section is required for notarizations performed in Arizona but is optional in other states. 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: Quit Claim Deed

Document Date: 12/04/2020 Number of Pages: 2

Signer(s) Other Than Named Above: _____

©2019 National Notary Association

Witness our hands this the 4th day of December, 2020.

SUONG T. TRAN

Xuan-Mai T. Nguyen
XUAN-MAI T. NGUYEN,
A/K/A XUAN MAI TRAN N/K/A XUAN MAI NGUYEN

Viet H. Nguyen
VIET H. NGUYEN, A/K/A VIET NGUYEN

STATE OF CALIFORNIA }

COUNTY OF SAN DIEGO }

Personally, appeared before me, the undersigned Notary Public in and for said County and State, the within, ~~SUONG T. TRAN, an unmarried man AND~~ CPD XUAN-MAI T. NGUYEN, ~~A/K/A XUAN MAI TRAN N/K/A XUAN MAI NGUYEN~~ CPD AND VIET H. NGUYEN, ~~A/K/A VIET NGUYEN~~, CPD the Grantor, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 4TH day of DECEMBER, 2020.

CHRISTIANA PH. DHIMAN
Commission No. 2318280
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
Commission Expires January 9, 2024

Christiana Ph. Dhiman
Notary Public
My Commission expires: 01-09-2024

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $0.00.

Xuan-Mai T. Nguyen

Viet H. Nguyen

Subscribed and sworn to before me this the 4TH day of DECEMBER, 2020.

CHRISTIANA PH. DHIMAN
Commission No. 2318280
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
Commission Expires January 9, 2024

Christiana Ph. Dhiman
Notary
My Commission expires: 01-09-2024

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 18 ON THE PLAN OF SECTION THREE, DEER VALLEY, "CLUSTER LOT SUBDIVISION ", A PLANNED UNIT DEVELOPMENT, OF RECORD IN INSTRUMENT NO. 20060614-0070867, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TRAN N/K/A XUAN MAI NGUYEN, A MARRIED WOMEN, AS JOINT TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP BY QUITCLAIM DEED FROM SON T. TRAN, AN UNMARRIED MAN, OF RECORD IN INSTRUMENT NO. 20151208-0123647, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 8, 2015 AND RECORDED ON DECEMBER 8, 2015.

Being the same property conveyed to SUONG T. TRAN, UNMARRIED MAN AND XUAN MAI TRAN N/K/A XUAN MAI NGUYEN AND VIET NGUYEN, HUSBAND AND WIFE, AS JOINT TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP by Deed from SUONG T. TRAN, UNMARRIED MAN AND XUAN MAI TRAN N/K/A XUAN MAI NGUYEN, A MARRIED WOMAN, dated 12/24/15 and recorded 12/29/15 in 20151229-0130458, Register's Office for DAVIDSON County, Tennessee

True Copy Certification

I, *Darell Near*, 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.

Signature

State of Florida

County of Pinellas

Personally appeared before me, Ashlee Berry, a notary public for this county and state, *Darell Near*, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

ASHLEE BERRY
Notary Public-State of Florida
Commission # GG 093924
My Commission Expires
May 09, 2021

Notary Signature

My Commission Expires: 5-9-21

Notary Seal (if on paper)