

STATE OF TENNESSEE }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ -0-

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 22nd DAY OF March, 2021.

NOTARY PUBLIC

My Commission expires: 2-5-2025

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File No. 20050041

Address of New Owner	Send Tax Bills To:	Tax Information:
Minh Devin Pham, Trustee of the Minh Devin Pham Living Trust dated August 14, 2013 77 Donelson Street Nashville, TN 37210	Same	Map/Parcel **093-16-0-356.00**

QUITCLAIM DEED

THIS QUITCLAIM DEED is made this 18th day of March, 2021, for and in consideration of the sum of Ten and No/100 Dollars, ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Minh D. Pham,** Grantor, does hereby, convey, remise, release and forever quitclaim unto **Minh Devin Pham, Trustee of the Minh Devin Pham Living Trust dated August 14, 2013,** Grantee, his heirs, successors, and assigns, his entire right, title, and interest in and to a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 11, of Block "C" as shown on the map entitled the Plan of Hermitage Addition to Nashville, of record in Book 57, Pages 42 and 43, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 11 fronts 50 feet on the easterly side of Donelson Street and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Minh D. Pham by Warranty Deed from Alan R. Arnold and Erin F. Arnold, Husband and Wife, dated 03/18/2021 and recorded on _____ in Instrument No. –202103230038105–, Register's Office for Davidson County, Tennessee.

This is improved property known as:
77 Donelson Street, Nashville, TN 37210

Karen Johnson Davidson County
Batch# 597926 DEEDQC
03/23/2021 11:23:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210323-0038107

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

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT THE BENEFIT OF SURVEY.

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT TITLE EXAMINATIONS.

IN WITNESS WHEREOF, **Minh D. Pham,** has caused this instrument to be executed, this the 18 day of MARCH, 2021.

Minh D. Pham

STATE OF Washington
COUNTY OF KING

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Minh D. Pham,** 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.

This the 18th day of March, 2021.

NOTARY PUBLIC
My Commission expires: 10/02/2022

JO HENDERSON
Notary Public
State of Washington
Commission # 174145
My Comm. Expires Oct 2, 2022

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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 Tennessee

County of Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 22nd day of March, 2021.

Notary's Signature

My Commission Expires: 2-5-2025

KARA J. KRANTZ
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY