Karen Johnson Davidson County
Batch# 629636 DEEDQC
05/05/2021 02:05:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210505-0060433

THIS INSTRUMENT PREPARED BY:

X-0453
Box 14

Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL
Thai Nguyen and Nhi Thi Yen Do	Pinnacle Bank	147-14-0-148.00
593 Hill Creek Drive	PO Box 702726	
Nashville, TN 37211	Dallas, TX 75370	

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Austin Tran and Thai Nguyen;** hereinafter called the Grantors, by these presents do transfer and quitclaim unto **Thai Nguyen and Nhi Thi Yen Do, as joint tenants with the right of survivorship,** hereinafter called the Grantees, their heirs and assigns, all of Grantors' interest in 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. 420 on the plan of Candlestick Farms, Section Four of record in Plat Book 3600, Page 71, and amended in Book 3822, Page 71 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 Austin Tran, unmarried, and Thai Nguyen, married, by Warranty Deed dated November 15, 2019, of record in Instrument No. 20191118-0118760, Register's Office for Davidson County, Tennessee.

This improved real property known as **593 Hill Creek Drive, Nashville, Tennessee 37211.**

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

This Quitclaim Deed has been executed and delivered by Grantor in order to establish a joint tenancy with the right of survivorship between Thai Nguyen and Nhi Thi Yen Do.

THIS INSTRUMENT HAS BEEN PREPARED UPON INFORMATION PROVIDED BY THE PARTIES AND THE PREPARER HAS NOT CONDUCTED ANY TITLE EXAMINATION INDEPENDENT FROM THE TITLE MATERIALS SUPPLIED BY THE PARTIES. THE LEGAL DESCRIPTION ABOVE IS THE SAME AS THE DESCRIPTION CONTAINED IN THE PRIOR DEED REFERENCED HEREIN. THE PREPARER MAKES NO WARRANTIES OR REPRESENTATIONS REGARDING THE STATUS OF TITLE TO THE PROPERTY.

IN WITNESS WHEREOF, this instrument has been executed this 29 day of April, 2021.

Austin Tran

STATE OF TEXAS]
COUNTY OF HARRIS]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Austin Tran,** the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 29TH day of APRIL, 2021.

Notary Public
My Commission Expires: Aug 01, 2023

MISHELLE HYLTON
NOTARY PUBLIC - STATE OF TEXAS
ID # 12556222-0
COMM. EXP. 08-01-2023

[Signatures continued on next page]

IN WITNESS WHEREOF, this instrument has been executed this 04 day of May, 2021.

Thai Nguyen

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Thai Nguyen,** the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 4 day of MAY, 2021.

ANDREW T. WOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 11/8/21

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 4 day of MAY, 2021.

ANDREW T. WOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public
My commission expires: 11/8/21

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.

John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Katherine Goodson, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Goodson
Notary Public

My commission expires: Jan. 3, 2023