AFTER RECORDING RETURN TO:
GODEEDS, INC.
Attn: LegalZoom Dept.
8940 Main Street
Clarence, NY 14031
File No. 547899379-67932601

Karen Johnson Davidson County
Batch# 645144 DEEDQC
05/27/2021 09:17:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210527-0071765

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 133-15-0-017

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QUIT CLAIM DEED

THIS DEED made and entered into on this 18th day of May, 2021, by and between **Tam Pham and Muoi Thi Dang, husband and wife**, a mailing address of 327 Foxglove Drive, Nashville, TN 37211, hereinafter referred to as Grantor(s) and **Truc Pham, a married person**, a mailing address of 327 Foxglove Drive, Nashville, TN 37211, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Davidson County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 327 Foxglove Drive, Nashville, TN 37211

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Book 40339 Page 590, recorded on 02/04/1997 in Davidson County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Tam Pham
Tam Pham

Muoi Dang
Muoi Thi Dang

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Tam Pham and Muoi Thi Dang, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 18th day of May, 2021.

Notary Public
My Commission expires: My Commission Expires ~~September 6, 2022~~

ALMA VILLANUEVA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VALUATION AFFIDAVIT

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

Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 18th day of May, 2021

Notary Public
My Commission Expires: September 6, 2022

ALMA VILLANUEVA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires

Name and address for person(s) responsible for taxes:

**Truc Pham**
327 Foxglove Drive
Nashville, TN 37211

Name and address of property owner:

**Truc Pham**
327 Foxglove Drive
Nashville, TN 37211

EXHIBIT A
LEGAL DESCRIPTION

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. 37, on the Plan of SECTION ONE, HERBERT HEIGHTS, of record in Book 3500, page 28, Register's Office forsaid County, to which plan reference is hereby made for a more complete and accurate legal description.

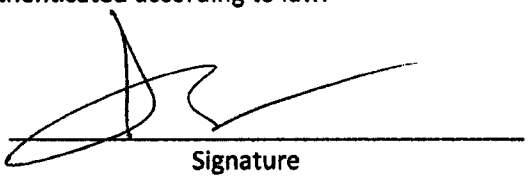
BEING the same property conveyed to FORREST B. BEARDEN AND WIFE, JEAN M. BEARDEN, by deed from James H. Brewer and William O. Simpkins, of record in Book 3851, page 9, Register's Office for DAVIDSON County, Tennessee. The said FORREST B. BEARDEN has since died and is survived by wife, JEAN M. BEARDEN.

The property herein conveyed is subject to restrictive covenants of record in Book 3535, page 11, said Register's Office, and to the matters set forth in the above referenced plan of record.

PROPERTY COMMONLY KNOWN AS: 327 Foxglove Drive, Nashville, TN 37211

# TRUE COPY CERTIFICATION

I, Frank Dec, do hereby make oath that I am a licensed 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.



Signature

STATE OF NEW YORK

COUNTY OF ERIE

Personally appeared before me, JIM ROALDI, a notary public for this country and state, FRANK DEC, who acknowledges that this certification of an electronic document is true and correct and who signature I have witnessed.



Notary Public's Signature

My Commission Expires 6/6/21

Notary's Seal

JAMES ROALDI
Notary Public, State of New York
Qualified in Erie County
Commission Expires June 06, 2021