State of Tennessee

PLEASE USE THE SPACE BELOW FOR THE COUNTY RECORDER'S OFFICE:

Karen Johnson Davidson County
Batch# 645301 DEEDQC
05/27/2021 12:29:19 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20210527-0071970

Map
162-02
Parcel
008.00

This instrument was prepared by:
Name: **Dat Nguyen**
Address: **440 Benita Dr, Nashville, TN 37211**

After recording, mail document
and tax statements to:
Name: **Thao Jeanty**
Address: **440 Benita Dr, Nashville, TN 37211**

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Dat Nguyen, **Affiant**
Subscribed and sworn before me this the
27 **Day of** May, 2021.
Brandi Wall, **Deputy Register**

QUITCLAIM DEED

This Quitclaim Deed (the "Deed") is made effective this **May 14th, 2021** (the "Effective Date") between the following Grantor(s) (the "Grantor"): **Dat Nguyen**

(Check one) ☐ an individual ☒ a married individual ☐ a married couple ☐ a corporation ☐ a limited liability company ☐ a partnership ☐ a trust ☐ individuals whose mailing address(es) is/are **440 Benita Dr, Nashville, TN 37211** .

And the following Grantee(s) (the "Grantee"): **Thao Jeanty**

(Check one) ☐ an individual ☒ a married individual ☐ a married couple ☐ a corporation ☐ a limited liability company ☐ a partnership ☐ a trust ☐ individuals whose mailing address(es) is/are **440 Benita Dr, Nashville, TN 37211** ,

WITNESSETH, that the Grantor, for and in consideration of the sum of **$10.00** (United States Dollars) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby quitclaim, convey and release unto Grantee all interest Grantor has, if any, in

the real property (the "Property") located in (☐ an unincorporated area in) **Davidson** County, **Tennessee** [State],

Land in **Davidson** County, Tennessee, being Lot No. **8** on the Plan of **Colewood Acres**, Section I of record in Plat Book **3700**, Page **59**, Register's Office for said County, to which reference is made for a more complete description. Source of title : 20181103 - 0110714

The Property will be held as: (Check one)

☒ Sole ownership
☐ Joint tenancy
☐ Tenancy in common
☐ Tenancy by the entirety

SUBJECT to the following: _____ [Exceptions].

Homestead (Check one)
☐ The Property is the homestead of the Grantor.
☐ The Property is NOT the homestead of the Grantor.
☒ Not applicable

~~TO HAVE AND TO HOLD unto said Grantee, its successors and assigns, forever.~~ DN

Transfer Tax (Check one)
☒ Grantor declares that the documentary transfer tax is **$0**, computed on the full consideration or value of property conveyed.
☐ Grantor declares that the transfer is EXEMPT from any documentary transfer taxes.

EXECUTED this 14 day of May, 2021.

Grantor Signature	**Grantor** Name: Dat Nguyen
Grantor Signature ☐ Check here if spouse	**Grantor** Name ☐ Check here if spouse
Grantee Signature	**Grantee** Name: THAO JEANTY

Grantee Signature ☐ Check here if spouse

Witness 1 Signature

Grantee Name ☐ Check here if spouse

HUYEN VO

Witness 1 Name (Print)

Witness 2 Signature

Mary Steinkamp

Witness 2 Name (Print)

ACKNOWLEDGEMENT OF NOTARY PUBLIC

STATE OF Tennessee

COUNTY OF Davidson

On this day, personally appeared before me, Dat Nguyen, to me known to be the person(s) described in and who executed the within instrument, and acknowledged that they signed the same as their voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed on this 14 day of May, 20 21.

Doyce R Sipes

Notary's Public Signature

Douglas R. Sipes
Commission Expires
March 03, 2025

(Date)

My Commission Expires

DOUGLAS R. SIPES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY