QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 659810 DEEDQC
06/18/2021 12:36:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210618-0082644

STATE OF TENNESSEE
COUNTY OF WILIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS June 16, 2021

Notary Public

KATELYNNE C EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

COMMISSION EXPIRES: 10/2/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S).:
Trang Pham	Trang Phan	109 01 0A 028.00
(Name) 3909 Lakeridge Run Nashville, TN 37214	3909 Lakeridge Run Nashville, TN 37214	
(Address)		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **Liem Ngoc To, Single**, hereinafter referred to as Grantor(s), hereby quitclaims to **Trang Pham, Single**, her heirs and assigns forever, all of his/her/their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 36, on the Plan of Phase Two, Lakeridge, of record in Book 9700, Page 114, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Trang Pham and Liem Ngoc To, Wife and Husband, by Warranty Deed from Long H. Phan, Married, of record in Instrument No. 20180906-0088478, in the Register's Office of Davidson County, Tennessee, dated August 31, 2018 and recorded on September 06, 2018.

Pursuant to devorce decree dated May 12, 2021, Davidson County, Tennessee, Circuit Court, Docket No. 21D300.

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

IN WITNESS WHEREOF, the said Liem Ngoc To, have hereunto set his/her/their signature, on this, the 16th day of June, 2021.

Liem Ngoc To

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Liem Ngoc To,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of June, 2021.

Notary Public

My Commission Expires: 8/12/24

LUTHER P. RAMSEY III
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

True Copy Certification for Recording Purposes

True Copy Certification

I, Tameika Jones, do hereby make the 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

_____, do hereby make oath that I am the custodian of
rment tendered for registration herewith, and that this is a true
ecuted and authenticated according to law.

County of Davidson SS:

_____, a notary public for this county and
_____ (certifier), with who I
edges that this certification of an electronic document is true
essed.

S-E-A-L Comm exp: _____