Karen Johnson Davidson County
Batch# 671756 DEEDQC
07/06/2021 04:08:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20210706-0090925

QUITCLAIM DEED

CF-TN-1429560

MAIL RECORDED DEED TO:

LONG NGUYEN
MY HOAC
CHINH VAN NGUYEN
503 AMERICAN ROAD
NASHVILLE, TN 37209

OWNER (SEND TAX BILLS TO):

LONG NGUYEN
MY HOAC
CHINH VAN NGUYEN
503 AMERICAN ROAD
NASHVILLE, TN 37209

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, LONG NGUYEN, a married man, joined by his spouse, MY HOAC, and CHINH VAN NGUYEN, an unmarried man (herein, "Grantor"), whose address is 503 American Road, Nashville, TN 37209, hereby bargains, sells, remises, releases, quit claims and conveys to LONG NGUYEN and MY HOAC, husband and wife, and CHINH VAN NGUYEN, an unmarried man, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 503 American Road, Nashville, TN 37209, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 503 American Road, Nashville, TN 37209

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

WITNESS my hand and seal this 22nd day of June, 2021.

PIN NO: 090-16-0-239.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

GRANTOR:

LONG NGUYEN

STATE OF TN
COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, LONG NGUYEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of Jun, 2021.

[Affix Notary Seal]

CHELSEA L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

SIGNATURE OF NOTARY PUBLIC Chelsea L. Moore
My commission expires: 10-02-2023

GRANTOR:

MY HOAC

STATE OF TN
COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, MY HOAC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of Jun, 2021.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC Chelsea L. Moore
My commission expires: 10-02-2023

CHELSEA L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

GRANTOR:

CHINH VAN NGUYEN

STATE OF TN
COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, CHINH VAN NGUYEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of June, 2021.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC Chelsea L. Moore
My commission expires: 10-02-2023

CHELSEA L. MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

OATH OF CONSIDERATION

STATE OF TN
COUNTY OF Rutherford

The actual consideration for this transfer is $10.00.

Grantee:

Grantee signature: _____
LONG NGUYEN

Subscribed and sworn to under oath before me, this 22nd day of June, 2021 by LONG NGUYEN.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC Chelsea L. Moore
My commission expires: 10-02-2023

CHELSEA L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

Grantee:

Grantee signature: _____
MY HOAC

Subscribed and sworn to under oath before me, this 22nd day of June, 2021 by MY HOAC.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC Chelsea L. Moore
My commission expires: 10-02-2023

CHELSEA L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

Grantee:

Grantee signature: _____

CHINH VAN NGUYEN

Subscribed and sworn to under oath before me, this 22nd day of June, 2021 by CHINH VAN NGUYEN.

[Affix Notary Seal]

_____

SIGNATURE OF NOTARY PUBLIC Chelsea C. Moore

My commission expires: 10-02-2023

CHELSEA L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

EXHIBIT A

[Legal Description]

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:

BEING LOT NO. 21 ON THE PLAN OF CHARLOTTE PARK, SECTION 1 OF RECORD IN PLAT BOOK 2663, PAGE 2, 3, 4, 5 & 6, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Instrument #20110524-0039613 on May 24, 2011.

PIN NO: 090-16-0-239.00

STREET ADDRESS:

503 American Road, Nashville, TN 37209

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Tennessee Certification of Electronic Document

I, Perre Cabell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 22, 2024 (date of document).

Affiant Signature / **Perre Cabell**

July 2, 2024
Date

State of **Mississippi**

County of **Hancock**

Sworn to and subscribed before me this 2nd day of July, **2021**.

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 74844 ANGELA ROSS OLIVER Commission Expires May 10, 2025 HANCOCK COUNTY

NOTARY'S SEAL

Angela Ross Oliver
Notary's Signature / **Angela Ross Oliver**

MY COMMISSION EXPIRES: **May 10, 2025**