Karen Johnson Davidson County
Batch# 673555 DEEDQC
07/08/2021 03:04:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210708-0092433

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Ngoc-Tuyet Que Lam 670 Harding Place Nashville, TN 37211	New owner	147-01-0-065.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Hoa Ngoc Lam (single) and Suong Thi Que Ngo (single), as tenants in common with rights of survivorship**, by these presents do hereby quitclaim and convey unto, **Ngoc-Tuyet Que Lam, an unmarried woman**, her successors, representatives, and assigns, their rights, title and interest in and to the following described tract of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 484 on the Plan of Section 6, Caldwell Hall of record in Plat Book 2900, Page 148, 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 Hoa Ngoc Lam and wife, Suong Thi Que Ngo by Warranty deed from Aimee M. Spence now Taylor, Amanda R. Spence Law now Jackson and David A. Spence, devisees of James A. Spence, deceased, and Pamela Spence now Smith, individually and David A. Spence, Executor of the Estate of James A. Spence of record in Instrument No. 20050630-0075556 Register's Office for Davidson County, Tennessee, dated June 27, 2005 and recorded on June 30, 2005.

Being the same property conveyed to Hoa Ngoc Lam (single), Suong Thi Que Ngo (single) and Ngoc-Tuyet Que Lam (single), as tenants in common with full rights of survivorship by Quitclaim deed from Hoa Ngoc Lam and Suong Thi Que Ngo of record in Instrument No. 20190322-0026409 Register's Office for Davidson County, Tennessee, dated March 22, 2019 and recorded on March 22, 2019.

Being also known as 670 Harding Place, Nashville, Tennessee 37211.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 23 day of June, 2021.

Affiant

Notary Public

My commission expires:
(Affix Seal)
3/6/24

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 06, 2024

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 23rd day of June, 2021.

Hoa Ngoc Lam

Suong Thi Que Ngo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Hoa Ngoc Lam and Suong Thi Que Ngo**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23rd day of June, 2021.

Notary Public

My Commission Expires: 3/6/24

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires
March 06, 2024

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 07/08/2021 (date of document).

Affiant Signature

07/08/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 8th day of July, 2021

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
NOTARY'S SEAL
EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025