This instrument prepared by:
HARLAN DODSON
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 690675 DEEDQC
08/04/2021 04:00:20 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210804-0105083

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Lan T. Nguyen	Same	090 16 0 133.00
524 Starliner Drive		
Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **THU-NGUYET T. TRAN a/k/a NGUYET TRAN and LAN T. NGUYEN** ("Grantors") do hereby assign, transfer, convey, and quitclaim any and all of **THEIR** rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **LAN T. NGUYEN**, and her successors, heirs and assigns. The real estate is described as follows:

> Land in Davidson County, Tennessee, being Lot No. 1008 on the plan of Charlotte Park Subdivision, Section 13, of record in Book 2900, Page 142 and 143, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Lan T. Nguyen and Thu-Nguyet T. Tran a/k/a Nguyet Tran by Warranty Deed from Yang Choon Kim and wife Kyu Sook Kim, recorded in Book 10777, Page 64, dated the 30th day of January, 1998, and recorded on February 2, 1998 in the Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $10.00.

Subscribed and sworn to before me this the 3rd day of August, 2021.

Affiant

Notary Public

My Commission Expires: LISA C. WOODRUFF STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires JULY 12, 2022

This is improved property commonly known as 524 Starliner Drive, Nashville, TN 37209.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 3rd day of August, 2021.

GRANTORS:

THU-NGUYET T. TRAN a/k/a NGUYET TRAN

LAN T. NGUYEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THU-NGUYET T. TRAN a/k/a NGUYET TRAN, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 3rd day of August, 2021.

Notary Public

My Commission Expires: LISA C. WOODRUFF STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires JULY 12, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lan T. Nguyen, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 3rd day of August, 2021.

Notary Public

My Commission Expires:_____

