Karen Johnson Davidson County
Batch# 731103 DEEDQC
10/06/2021 02:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211006-0134479

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

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Van Kha Dang, Thi Hong Oanh Nguyen, and Quang Huy Dang 1739 Cumberland Station Blvd. Madison, TN 37115	New owner	59-14-229

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, **Van Dang and Thi Nguyen, husband and wife, a/k/a Van Kha Dang and Thi Hong Oanh Nguyen, husband and wife**, by these presents does hereby quitclaim and convey unto **Van Kha Dang and Thi Hong Oanh Nguyen, husband and wife, and Quang Huy Dang**, their 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. 139 on the Plan of Charlotte Park, Section 26, as of record in Book 3700, Page 91 (erroneously shown as Page 4 on deed), Register's Office for said County.

Said lot fronts 85 feet on the Easterly side of Cabot Drive, and extends back between parallel lines, 148.94 feet to the right of way of Interstate Highway.

Being the same property conveyed to Adeep D. Matloob Hrmz, married by Warranty deed from L.H. Rushing, Trustee of the Rosetree Trust of record in Instrument No. 2010007-0080462 Register's Office for Davidson County, Tennessee, dated September 20, 2010 and recorded on October 7, 2010.

Being the same property conveyed to Van Dang and Thi Nguyen, husband and wife, by warranty deed from TJS, LLC of record in Instrument No. 20210820-0112935 Register's Office for Davidson County, Tennessee, dated August 17, 2021 and recorded on August 20, 2021. Being also known as 6589 Cabot Drive, Nashville, TN 37209.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 4th day of October, 2021.

Affiant

My commission expires: 4/13/2024
(Affix Seal)

Notary Public

JATINA SHAH
NOTARY PUBLIC
STATE OF TENNESSEE
My Comm. Expires
COUNTY OF WILLIAMSON

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 4th day of October, 2021.

Van Kha Dang

Thi Hong Oanh Nguyen

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 **Van Kha Dang**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 4th day of October, 2021.

Notary Public

My Commission Expires:
7/13/2024

JATIN A. SHAH
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES 07/13/2024
COUNTY OF WILLIAMSON

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 **Thi Hong Oanh Nguyen**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 4th day of October, 2021.

Notary Public

My Commission Expires:
7/13/24

JATIN A. SHAH
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES 07/13/2024
COUNTY OF WILLIAMSON

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 10/05/2021 (date ~~of document~~).

Affiant Signature

10/05/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 5th day of October, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY SEAL

MY COMMISSION EXPIRES: 5-5-2025