QUITCLAIM DEED

STATE OF California, COUNTY OF Orange

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Dat Lam
Affiant

Subscribed and sworn to me on October 29, 2021.

NOTARY PUBLIC

My Commission Expires: June 23, 2025

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Thao Phuong Truong 14881 Sunnycrest Lane Huntington Beach, CA 92647	Same As New Owner	063-16-0B-110.00-CO

KNOW ALL MEN BY THESE PRESENTS that Dat Lam, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Thao P. Truong, hereinafter called **"GRANTEE,"** her successors and assigns, his entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 192 on the plan of HAMPTON PARK (FORMERLY CHITWOOD DOWNS, A PUD), of record in Plat Book 6900, Page 550 and 552, as amended in Book 7462, Page 445 and further amended in Book 8181, Page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.
>
> Being the same property conveyed to Dat Lam by Warranty Deed from Eric T. Davis, Administrator, Estate of Jack Davis, Jr. (also known as Jack Junior Davis), dated May 17, 2017 and recorded May 22, 2017 in Instrument No. 20170522-0050502, Register's Office for Davidson County, Tennessee.
>
> This is improved property, known as 1208 Springwood Dr., Old Hickory, Tennessee 37138.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on Oct. 29th, 2021

Dat Lam
Dat Lam

Karen Johnson Davidson County
Batch# 751425 DEEDQC
11/08/2021 03:44:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20211108-0149142

STATE OF California

COUNTY OF Orange

On October 29, 2021, before me personally appeared Dat Lam, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 27th October, 2021.

WILLIAM P. WHITE
Notary Public - California
Orange County
Commission # 2365521
My Comm. Expires Jul 23, 2025

NOTARY PUBLIC

My Commission Expires: June 23, 2025

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

On October 29, 2021 before me, William P. White,

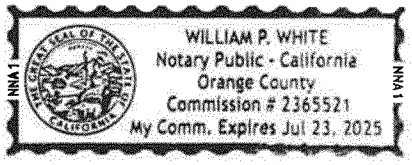
A Notary Public personally appeared Dat Lam

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____



(Seal)

JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

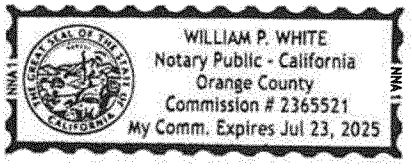
State of California

County of Orange

Subscribed and sworn to (or affirmed) before me on this 29th day

of October, 2021, by Dat Lam,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



Signature _____

(Seal)

Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the 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 on October 29, 2021.

Signature

October 29, 2021

State of Tennessee

County of Davidson

Personally appeared before me Patricia Hill, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on October 29, 2021.

Notary's Signature

My Commission Expires: 11-6-24

Notary's Seal (If on paper)

PATRICIA S HILL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024