This Instrument Prepared By and Returned To:
D. Dylan Potter, Attorney
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 771564 DEEDQC
12/10/2021 11:03:49 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20211210-0164016

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Tuan Ngoc Nguyen and Trang Nguyen 736 Cedar Crest Drive Nashville, TN 37209	New Owner	Map 114-8-A Parcel 71

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid WE, **THOI DINH AND HOANG DANG, HUSBAND AND WIFE** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **TUAN NGOC NGUYEN AND TRANG NGUYEN, HUSBAND AND WIFE** their heirs and assigns to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Cedar Crest Subdivision, Phase II, as of record in Plat Book 9700, Page 37, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Thoi Dinh and wife, Hoang Dang, and Tuan Ngoc Nguyen and wife, Trang Nguyen, as joint tenants with the right of survivorship by Warranty Deed from Mark D. Collins and wife, Juana R. Collins recorded on the 17th day of August 2006 of record in Instrument No. 20060817-0101662 in the Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property is known as 736 Cedar Crest Drive, Nashville, TN 37209

Witness my hand this 21st day of October, 2021

THOI DINH

HOANG DANG

STATE OF SC
COUNTY OF Greenville

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thoi Dinh, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of November, 2021.

Commission expires: July 30, 2025

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ~~Thoi Dinh,~~ Hang Dang with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of October, 2021.

Commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 9th day of January, 2021.

Notary Public

